



**Offers in excess of £400,000**

**LEASEHOLD**

**West Close, Cockfosters, EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**CHAIN FREE**

**2 BEDROOM FIRST FLOOR  
MAISONETTE**

**GAS CENTRAL HEATING**

**DOUBLE GLAZED**

**VERY NEAR TO  
COCKFOSTERS TUBE  
STATION**

**EASY ACCESS TO  
COCKFOSTERS SHOPPING  
FACILITIES & RESTAURANTS**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

info@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to present a spacious 2 bedroom first-floor maisonette located within minutes walk to Cockfosters Underground station, property benefits from its own 50ft rear garden. very close to Cockfosters restaurants, bars, and shopping facilities.

#### **KITCHEN:**

Double glazed window to the rear aspect, range of fitted wall & base units, roll edge work surface, stainless steel sink drainer with mixer tap, ceramic floor, built-in gas hob, oven & extractor, part tiled walls, double radiator, cupboard housing boiler, plumbing for washing machine & dishwasher, spotlights.

#### **BATHROOM/ W/C:**

Double glazed window to the side aspect, pedestal wash hand basin, low-level flush w/c, wood panel bath with mixer tap & shower attachment, electric wall shower, double radiator, tiled walls, spotlights.

#### **BEDROOM: 12'05 X 11'00**

Double glazed window to the rear aspect, carpet, double radiator.

#### **RECEPTION: 16'04 to bay x 11'00**

Bay double glazed window to the front aspect, laminate floor, double radiator, gas fire with wooden mantelpiece surround & marble hearth, spotlights.

#### **BEDROOM: 11'05 X 8'06**

Double glazed window to the front aspect, laminate floor, single radiator, tiled shower cubicle.

#### **EXTERIOR:**

Own 50ft rear garden, lawn, shed, shrubs, tree.













