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Daneland, En4

Guide Price £575,000



Charming 1930s Three bedroom end of terrace house.

This delightful family owned home, cherished for over ten years, is situated on a picturesque, tree-lined street.

The property boasts three bedrooms and convenient off-street parking for two cars.

Key Features:

- Spacious Living Area: The large, bright through lounge features oak floors throughout the ground level and bifold doors leading to a southwest-facing garden.
- Modern Kitchen: A well-fitted kitchen with clever under-stair storage.
- First Floor: Two double bedrooms, a good-sized single bedroom, and a recently installed modern bathroom suite.
- Loft: Boarded loft currently used for storage, equipped with a boiler, radiator, power point, eaves storage, and a Velux window to the rear.

Exterior:

- South-West Facing Garden: Partially decked seating area, extending over 70 feet with side access. Offers potential for a brick-built shed and additional access to the service road at the rear.
- Expansion Potential: Opportunities for a rear extension and loft conversion, subject to usual consents.

Location:

Conveniently located within walking distance of Cockfosters Underground Station, this property also offers easy access to a variety of restaurants, cafés, eateries, and independent shops on Cockfosters High Street. Families will appreciate the proximity to several schools, as well as the nearby Oakhill Wood Nature Reserve, perfect for leisurely strolls and enjoying nature.

This wonderful family home offers a blend of period charm and modern convenience in a sought-after location. Contact us to arrange a viewing and explore the potential this property has to offer.

Agent's Note: Please be advised that this property is owned by an individual affiliated with the company.

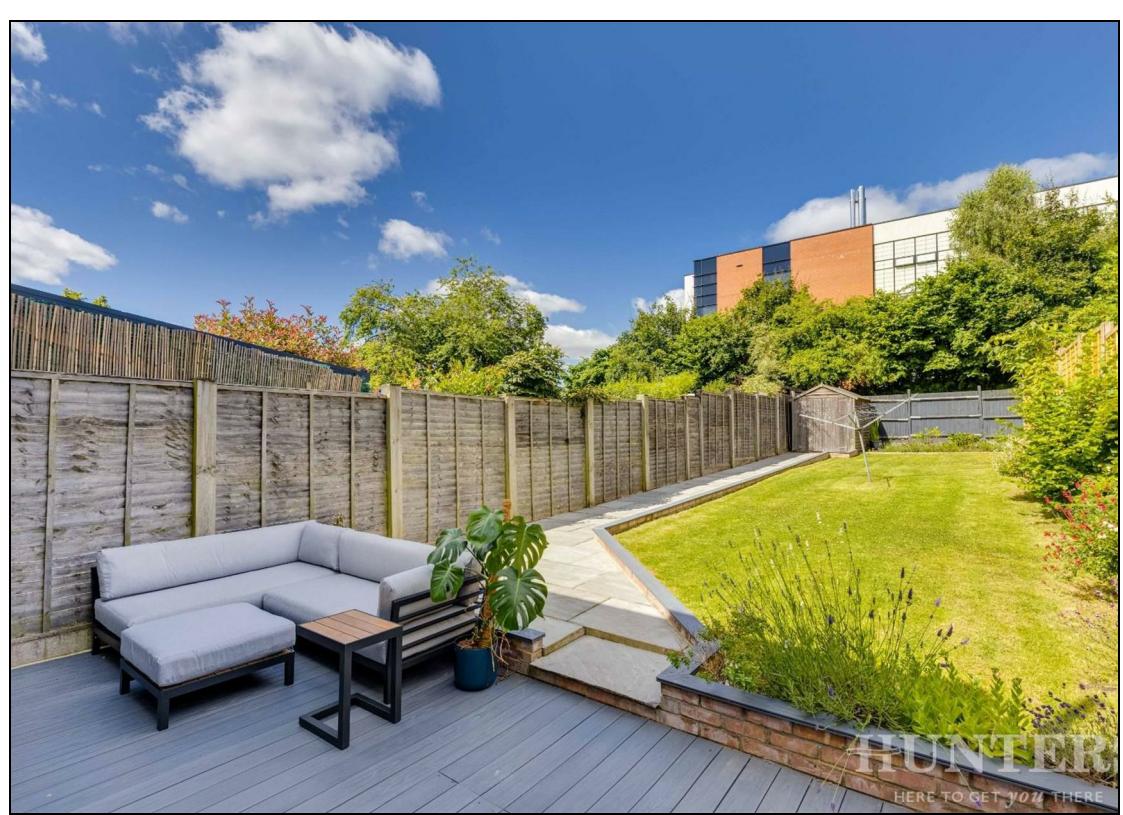
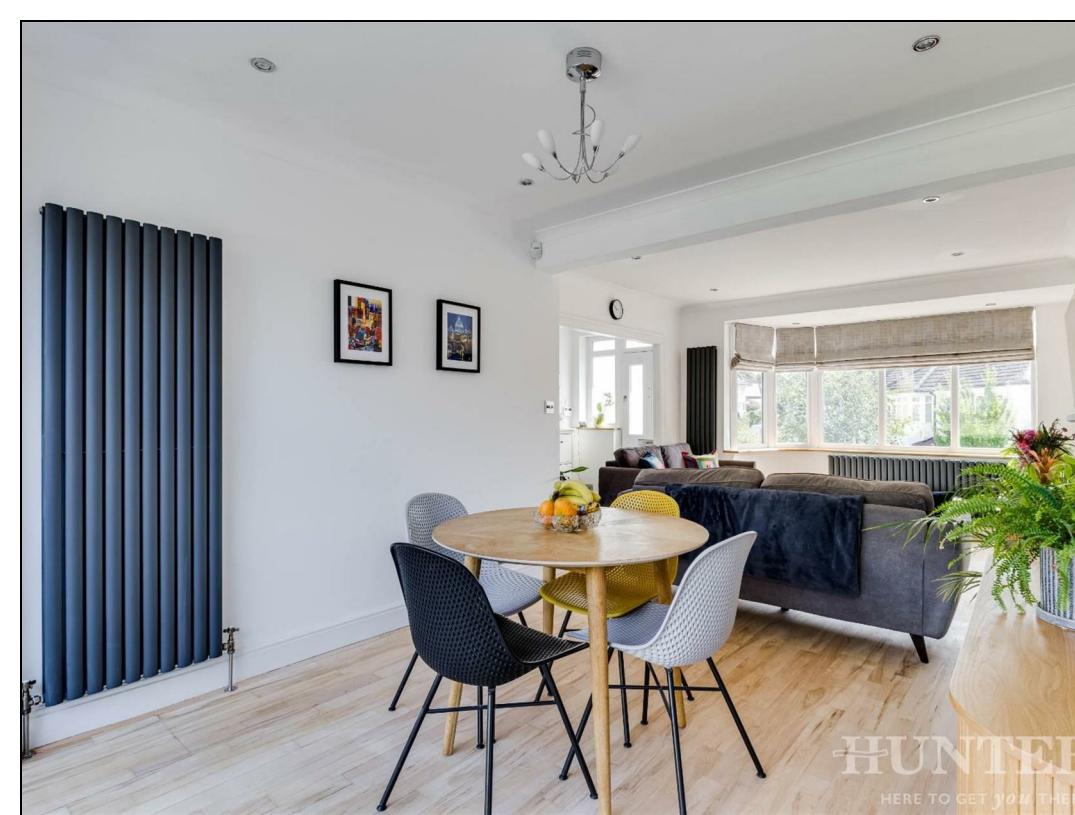


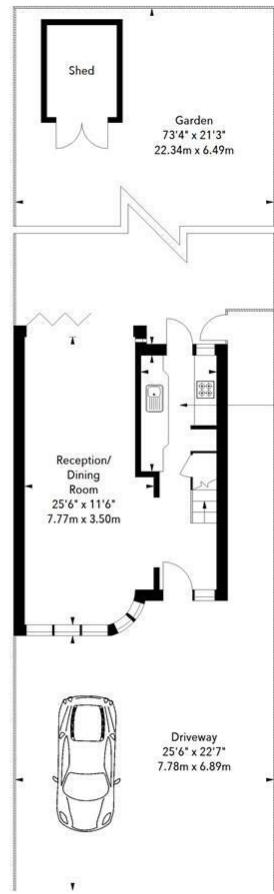
KEY FEATURES

- £575,000 - £600,000 Guide Price
- Three bedroom end of terrace
- Off street parking for two cars
- 72Ft garden with side access
- Fitted kitchen
- First floor modern bathroom suite
- Potential for loft and rear extension (subject to usual consent)
- Cockfosters Station 0.8 Miles away (Piccadilly Line)
- EPC rating C

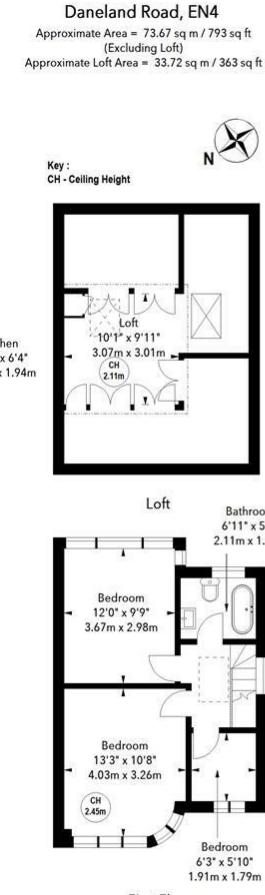








Ground Floor

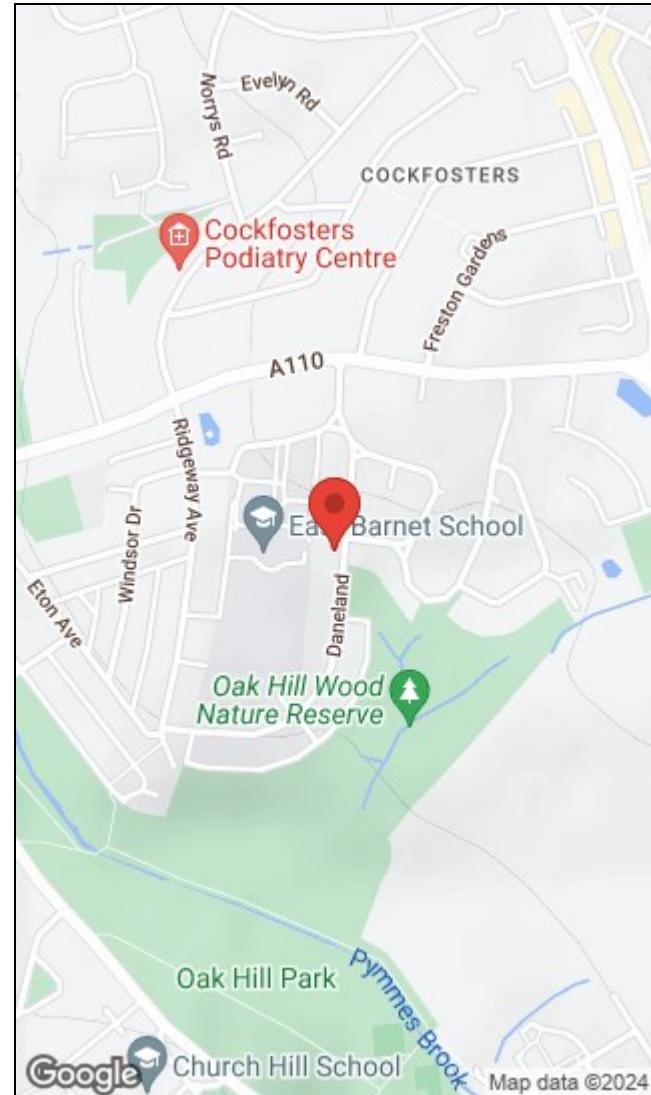


First Floor

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Daneland Road, EN4
Approximate Area = 73.67 sq m / 793 sq ft
(Excluding Loft)
Approximate Loft Area = 33.72 sq m / 363 sq ft



Google

Map data ©2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	
England & Wales		70	
EU Directive 2002/91/EC			

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