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9 Lynton Parade
Cheshunt EN8 8LF
Tel: 01992 635735

Church Lane, West Cheshunt, EN8 0EA
Guide Price £869,995

**** IN OUR OPINION THIS PROPERTY OFFERS HUGE FURTHER POTENTIAL FOR EXTENSIONS AND FUTURE DEVELOPMENT STPP ****

We are pleased to offer this SUBSTANTIAL FIVE BEDROOM DETACHED HOUSE for sale. The property is located within easy access of the A10 / M25 Road Links. The accommodation comprises four double and one single bedroom, ensuite to bedroom one and two, sun lounge, large kitchen / diner, two reception rooms, utility room, garage with driveway for eight vehicles, Approx 110ft rear garden. Internal viewing is recommended to avoid disappointment. EPC Rating: Awaiting

Entrance Hallway

Double radiator, power points, stairs to first floor landing, wooden flooring. Doors to

Ground Floor Cloakroom

UPVC double glazed opaque window to side aspect, tiled walls, wash hand basin, low level WC, single radiator, tiled flooring.

Lounge

18'7 (into bay) x 12'10 (5.66m (into bay) x 3.91m)

UPVC double glazed bay window to front aspect, single bay radiator, TV point, power points.

Dining Room

17'0 x 14'0 (5.18m x 4.27m)

Feature fireplace, single radiator, power points, wooden flooring, access to

Sun Lounge

16'11 x 13'8 (5.16m x 4.17m)

UPVC double glazed windows and French doors to rear aspect, dado rail, double radiator, power points, tiled flooring. Door to

Fitted Kitchen / Diner

22'0 x 12'6 (6.71m x 3.81m)

UPVC double glazed window to side aspect, range of base and eye level units with roll top work surfaces, tiled splash backs, integrated dishwasher, integrated fridge / freezer, gas oven with six burner gas hob, sink and drainer unit with mixer tap, inset spotlights, power points, wooden flooring.

Utility Room

10'0 x 8'6 (3.05m x 2.59m)

UPVC double glazed window to side aspect, range of base and eye level units with roll top work surfaces, sink and drainer unit, plumbing for washing machine, space for tumble dryer, power points, wooden flooring.

First Floor Landing

Split level, UPVC double glazed window to front aspect, stairs to second floor landing. Doors to

Bedroom One

17'7 x 12'11 (5.36m x 3.94m)

UPVC double glazed bay window to front aspect, single radiator, fitted wardrobes, power points. Door to

Ensuite Shower Room

Walk in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, extractor fan, heated towel rail, tiled flooring.

Bedroom Two

14'4 x 12'1 (4.37m x 3.68m)

UPVC double glazed window to rear aspect, single radiator, fitted wardrobes, TV point, power points. Door to

Ensuite Shower Room

Walk in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, extractor fan, heated towel rail, tiled flooring.

Bedroom Three

12'7 x 9'0 (3.84m x 2.74m)

UPVC double glazed window to rear aspect, fitted cupboard, airing cupboard, TV point, power points.

Bedroom Five / Study

8'4 x 4'3 (2.54m x 1.30m)

UPVC double glazed window to front aspect, single radiator, power points.

Bathroom

UPVC double glazed opaque window to side aspect, bathroom suite comprising bath with mixer tap and shower attachment, walk in shower cubicle, pedestal wash hand basin, bidet, low level WC, tiled walls, heated towel rail, tiled flooring.

Second Floor Landing

Storage cupboard, door to

Bedroom Four

12'7 x 11'10 (3.84m x 3.61m)

UPVC double glazed window to rear aspect, power points.

Rear Garden Approx 110ft

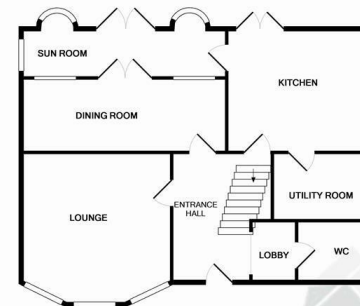
Mainly laid to lawn with plant and shrub borders, side and rear pedestrian access, patio area, pond.

Garage

With up and over door, driveway for eight vehicles.

Energy Efficiency 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

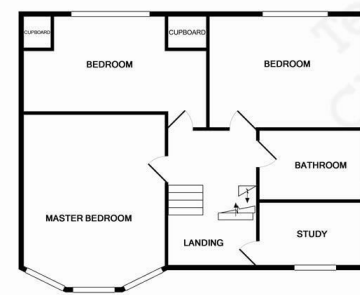


GROUND FLOOR
APPROX. FLOOR
AREA 78.8 SQ.M.
(828 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 34.5 SQ.M.
(371 SQ.FT.)

TOTAL APPROX. FLOOR AREA 113.3 SQ.M. (1209 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 75.1 SQ.M.
(808 SQ.FT.)

