

# Hull Close, West Cheshunt



**\*\* AN ATTRACTIVE AND SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH TWO RECEPTION ROOMS, KITCHEN / BREAKFAST ROOM & EN-SUITE TO MASTER BEDROOM. VENDORS SUITED \*\***

BARRONS are pleased to bring to market this attractive and imposing FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM detached family home, nicely positioned within this quiet cul-de-sac turning, located on the western fringes of Hammond Street Road, bordering Goffs Oak Village. The spacious and versatile accommodation measuring over 1600 sq. ft. provides bright and airy, well presented interiors through out and has been arranged over two floors, comprising of in brief: ENTRANCE HALL, 18'0 x 11'5 LOUNGE, 12'6 x 10'4 DINING ROOM, 12'6 x 10'6 KITCHEN / BREAKFAST ROOM with SEPARATE UTILITY ROOM and GROUND FLOOR W.C. On the first floor there are FOUR DOUBLE BEDROOMS each measuring: 12'10 X 12'6 MASTER SUITE with DUAL FITTED WARDROBES and EN-SUITE BATHROOM, 13'3 x 9'11 BEDROOM TWO, 12'3 X 8'6 BEDROOM THREE, 9'11 X 9'6 BEDROOM FOUR and there is a spacious four piece family bathroom off the landing.

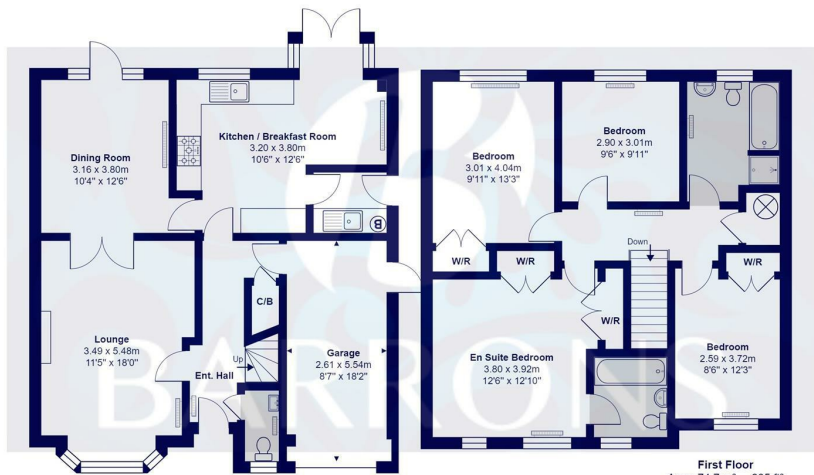
Outside, the established garden has been mainly laid to lawn, boarded by an attractive timber decking area with a selection of mature shrubs providing the ideal environment for alfresco dining and home entertaining. The property is approached via a brick paved driveway, providing off road parking for a number of vehicles and access to the 18'2 X 8'7 INTEGRAL GARAGE.

HULL CLOSE is well situated for easy access to a selection of highly regarded schools, recreational parkland and fine country walks.



Property Price    **£700,000**





Ground Floor  
Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup>

First Floor  
Area: 74.7 m<sup>2</sup> ... 805 ft<sup>2</sup>

Hull Close, Hertfordshire EN7  
Total Area: 154.9 m<sup>2</sup> ... 1668 ft<sup>2</sup>

All measurements are approximate and for display purposes only



- ATTRACTIVE AND IMPOSING DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS (EN-SUITE TO MASTER BEDROOM)
- 18'0 X 11'5 LOUNGE
- 12'6 X 10'4 DINING ROOM
- 12'6 X 10'6 KITCHEN / BREAKFAST ROOM
- BRIGHT AND AIRY INTERIORS
- 12'10 X 12'6 MASTER SUITE with EN-SUITE BATHROOM
- 18'2 X 8'7 INTEGRAL GARAGE
- OFF ROAD PARKING
- HIGHLY DESIRABLE CUL-DE-SAC



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92+)	A		
(81-91)	B		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	



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