

# Spicersfield, West Cheshunt

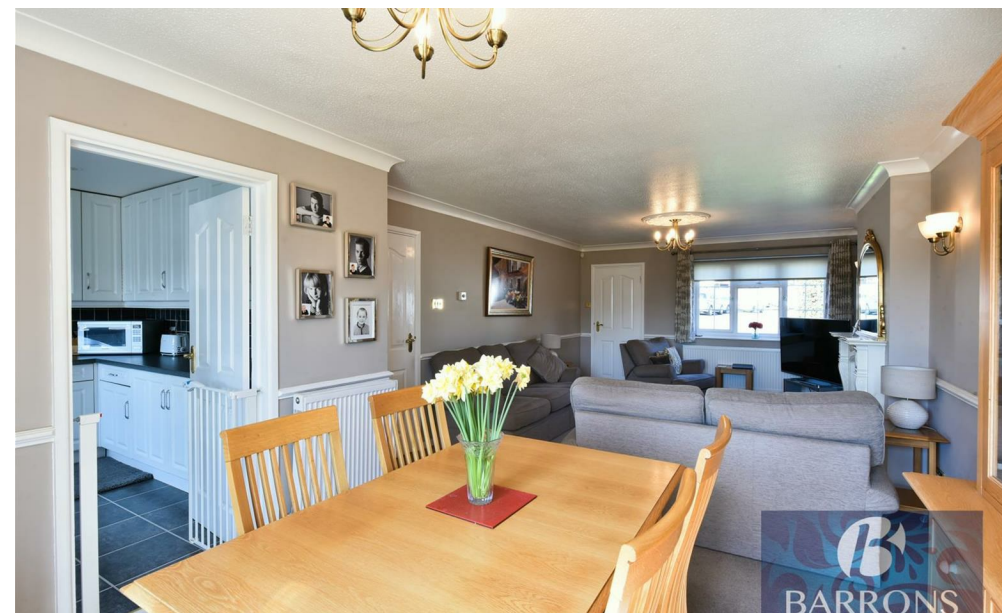


\*\*\* AN ATTRACTIVE AND SPACIOUS FIVE BEDROOM, THREE RECEPTION ROOM, TWO BATHROOM FAMILY HOME, OFFERING VERSATILE ACCOMMODATION WITH A SOUTH FACING GARDEN, INTEGRAL GARAGE AND OFF ROAD PARKING \*\*\*

An attractive and spacious FIVE BEDROOM, THREE RECEPTION ROOM, semi-detached family home, commanding an enviable position within this quiet residential turning, located on the highly sought after "Adamsfield Development". This fine family home has been lovingly cared for by the current owners and offers bright and airy interiors with spacious and versatile accommodation measuring over 1600 sq. ft. The accommodation has been arranged over two floors and comprises of: ENTRANCE HALL, 25'5 x 12'6 LOUNGE / DINER, 10'3 x 8'7 KITCHEN/BREAKFAST ROOM, 11'9 x 8'1 RECEPTION 2/ANNEXE LOUNGE, 18'1 x 8'2 ANNEXE BEDROOM (5), SPACIOUS BATHROOM with W.C. On the first floor, there are FOUR WELL PROPORTIONED bedrooms each measuring: 11'9 x 11'6 BEDROOM ONE, 11'6 x 8'5 BEDROOM TWO, 9'6 x 8'6 BEDROOM THREE, 8'8 x 6'8 BEDROOM FOUR and there is a spacious family bathroom off the landing. Outside, the beautifully maintained and established gardens enjoy a SOUTH FACING ASPECT and have been mainly laid to lawn bordered by a selection of mature shrubs and colourful flowers. The property is approached via a decorative driveway providing off road parking and access to the 16'10 x 8'4 GARAGE.

SPICERSFIELD is ideally situated on the western fringes of Cheshunt, with fine country walks, recreational parkland and highly regarded schooling close by. Cuffley Village with its excellent transport links to London Moorgate is approximately 2 miles.

Property Price £649,950





**Spicersfield, Hertfordshire EN7**

Total Area: 152.8 m<sup>2</sup> ... 1645 ft<sup>2</sup>

All measurements are approximate and for display purposes only



- FIVE BEDROOMS, TWO FAMILY BATHROOMS
- BRIGHT AND AIRY INTERIORS
- SPACIOUS AND VERSATILE ACCOMMODATION MEASURING OVER 1600 SQ FT
- THREE RECEPTION ROOMS
- 16'10 X 8'4 GARAGE
- 25'5 X 12'6 LOUNGE / DINER
- 10'3 X 8'7 KITCHEN / BREAKFAST ROOM
- 11'9 X 8'1 ANNEXE LOUNGE
- 18'1 X 8'2 ANNEXE BEDROOM
- SOUTH FACING GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92+)	A		B2
(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	



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