

# Baytree Close, West Cheshunt



\*\*\* A SUPERB FOUR BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT, WITH A SUPERB KITCHEN/FAMILY ROOM, LARGE FRONTAGE WITH DOUBLE DETACHED GARAGE AND EXCELLENT SCOPE FOR ENLARGEMENT. CHAIN FREE \*\*\*

Sitting comfortably on its generous plot is this attractive FOUR BEDROOM, THREE RECEPTION ROOM, detached family home, nicely tucked away at the end of this desirable close on the highly regarded "The Laurels" development. This fine family home offers spacious and versatile accommodation with bright and airy interiors through out, enhanced by the excellent scope for further enlargement (S.T.P.P) due to the plot that it occupies being one of the largest on the development. The accommodation has been arranged over two floors comprises: ENTRANCE HALLWAY, 21'8 X 11'10 LOUNGE, 11'10 X 9'8 DINING ROOM , 11'10 X 11'10 KITCHEN / BREAKFAST ROOM with adjoining 12'9 x 11'10 FAMILY ROOM, separate UTILITY ROOM and CLOAKROOM. On the first floor, there are FOUR well proportioned bedrooms, each measuring: 12'6 x 11'10 MASTER BEDROOM with DRESSING AREA and EN-SUITE SHOWER ROOM, 12'0 X 10'0 BEDROOM TWO, 9'0 X 8'10 BEDROOM THREE, 9'0 X 7'10 BEDROOM FOUR, and there is a spacious family bathroom off the landing.

Outside, the rear garden has been mainly laid to lawn making and ideal environment for children to play and home entertaining.

The property occupies a generous plot and is approached by an extensive frontage with a driveway providing off road parking for numerous vehicles and access to the 17'7 x 18'0 DOUBLE DETACHED GARAGE. BAY TREE CLOSE is located on the western fringes of Cheshunt, with fine country walks, recreational parkland, Tesco Metro store and highly regarded schooling close by. Cuffley with it's excellent transport links to London Moorgate is approximately 2.5 miles. \*\*\* CHAIN FREE \*\*\*

Property Price £895,000





- NICELY TUCKED AWAY AND OCCUPYING A GENEROUS SIZE PLOT with LARGE FRONTAGE
- EXCELLENT SCOPE FOR ENLARGEMENT (S.T.P.P)
- THREE RECEPTION ROOMS
- FOUR BEDROOMS with EN-SUITE TO MASTER BEDROOM
- 21'8 X 11'10 LOUNGE
- 11'10 X 9'8 DINING ROOM
- 11'10 X 11'10 KITCHEN / BREAKFAST ROOM
- 12'9 X 11'10 FAMILY ROOM
- 17'7 X 18'0 DETACHED DOUBLE GARAGE
- CHAIN FREE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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