

Wells Close, West Cheshunt



*** A SUPERB FOUR DOUBLE BEDROOM, DETACHED FAMILY HOME, MEASURING OVER 2100 SQ. FT. DOUBLE GARAGE ***

A impeccably presented FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM, detached family home occupying a generous corner plot, located in a peaceful and small Close off Hammond Street Road. This charming home has been the subject of considerable expense and care by the current owners to provide bright and spacious, well presented interiors, enhanced by a wealth of highly individual modern day features, along with a delightful well established and colourful landscaped rear garden. The accommodation measuring over 2100 sq ft comprises of in brief: 19'6 X 11'08 LOUNGE, 13'0 X 10'0 MORNING ROOM, 11'4 X 7'9 DINING ROOM, 21'6 X 12'10 KITCHEN / BREAKFAST ROOM, UTILITY ROOM and CLOAKROOM. On the first floor there are FOUR DOUBLE BEDROOMS, an 12'8 x 12'8 master bedroom suite with dual fitted wardrobes and en-suite bathroom. There is also a second en-suite shower room to bedroom two, all bedrooms have the huge benefit of having fitted wardrobe space, there is also a spacious family bathroom on the landing. This fine family home is approached via paved driveway providing off road parking for numerous vehicles and allows access to the integral DOUBLE GARAGE measuring 17'1 x 16'7. Wells Close is ideally situated on the western fringes of Cheshunt bordering Goff's Oak Village, with fine country walks and highly regarded schooling being close by. Cuffley Village with its excellent transport links to London's Kings Cross & Moorgate is approximately 1.5 miles.



Property Price £785,000



Wells Close, Hertfordshire EN7
 Total Area: 197.5 m² ... 2126 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	81

- IMPECCABLY PRESENTED INTERIORS
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- EN-SUITE TO BEDROOM TWO
- 19'6 X 11'8 LOUNGE
- 13'0 X 10'0 MORNING ROOM
- 21'6 X 12'10 KITCHEN / BREAKFAST ROOM
- 11'4 X 7'9 TV ROOM / OFFICE
- 17'1 X 16'7 INTEGRAL DOUBLE GARAGE
- GENEROUS CORNER PLOT.



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