

Higgins Road, West Cheshunt



**** CHAIN FREE ** A THREE DOUBLE BEDROOM, THREE BATHROOM (TWO EN-SUITE) FAMILY HOME. OCCUPYING A LARGER THAN AVERAGE PLOT ****

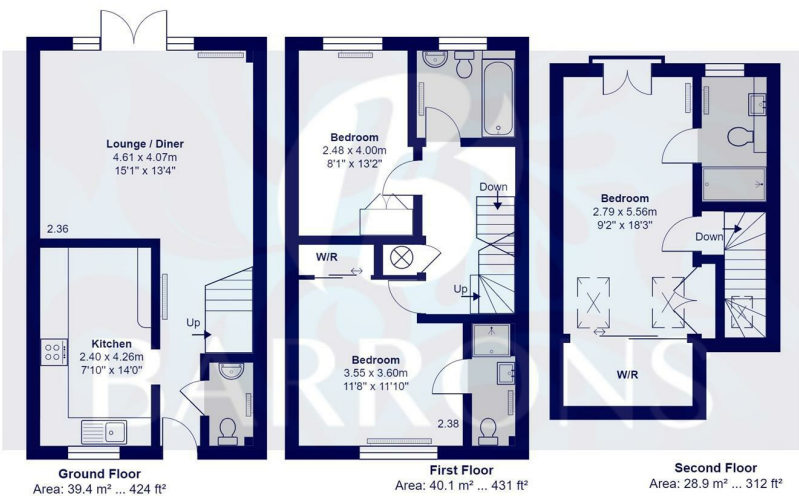
An ATTRACTIVE and WELL PRESENTED THREE DOUBLE BEDROOM, THREE BATHROOM (TWO EN-SUITE), end of terraced family home, situated in a highly desirable residential area, located just off Hammond Street Road. This charming home commands an enviable position and occupies a larger than average plot, offering excellent scope for further enlargement (S.T.P.P). The bright and airy accommodation has been arranged over three floors and comprises of: ENTRANCE HALLWAY, 14'0 X 7'10 KITCHEN, 15'1 X 13'4 LOUNGE, GROUND FLOOR W.C . On the first floor there are TWO DOUBLE BEDROOMS each measuring: 11'10 X 11'8 BEDROOM ONE with EN-SUITE SHOWER ROOM, 13'2 X 8'1 BEDROOM TWO & a spacious family bathroom off the landing. On the Second floor you will find 18'3 x 9'2 BEDROOM THREE with a complete range of fitted wardrobes and an EN-SUITE SHOWER ROOM (a new shower tray and shower guard is required).

Outside the established gardens have been mainly laid to lawn with a decorative timber decking area, providing the ideal environment for home entertaining. The property provides off road parking for TWO VEHICLES.

Higgins Road is ideally situated on the western fringes of Cheshunt bordering Goff's Oak Village, with fine country walks, recreational parkland 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 £479,950



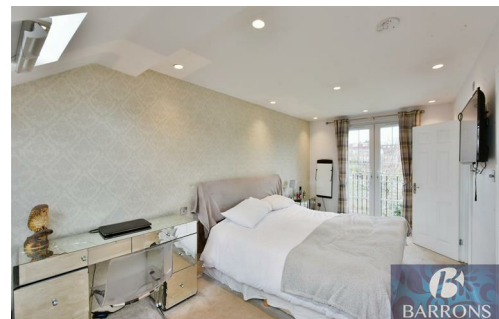
Higgins Road, Hertfordshire EN7

Total Area: 108.4 m² ... 1167 ft²

All measurements are approximate and for display purposes only



- THREE DOUBLE BEDROOMS
- THREE BATHROOMS (TWO EN-SUITE)
- BRIGHT AND AIRY INTERIORS
- SCOPE FOR FURTHER ENLARGMENT
- OFF ROAD PARKING
- HIGHLY DESIRABLE LOCATION
- ESTABLISHED GARDEN
- 15'1 X 13'4 LOUNGE
- 14'0 X 7'10 KITCHEN
- GROUND FLOOR W.C



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	75	
(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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