

Cattlins Close, West Cheshunt



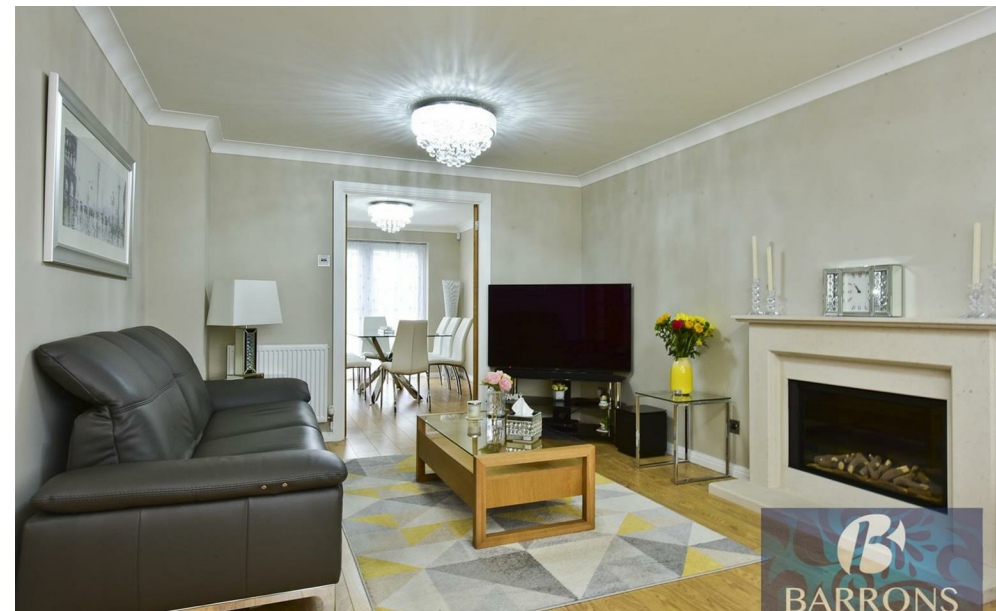
Welcome to Cattlins Close, West Cheshunt - a fine property that offers the perfect blend of comfort and style. This stunning detached family home, boasts TWO RECEPTION ROOMS, FOUR BEDROOMS, and THREE BATHROOMS (TWO EN-SUITE), making it an ideal choice for a growing family. Situated in a highly sought-after location, this property enjoys a commanding position within close proximity to the highly regarded Goffs Academy School, making it an excellent choice for families with school-going children.

As you step inside, you'll be greeted by bright and airy interiors, the spacious and versatile accommodation offers plenty of room for both relaxation and entertainment, making it a fine family home for those looking to create lasting memories.

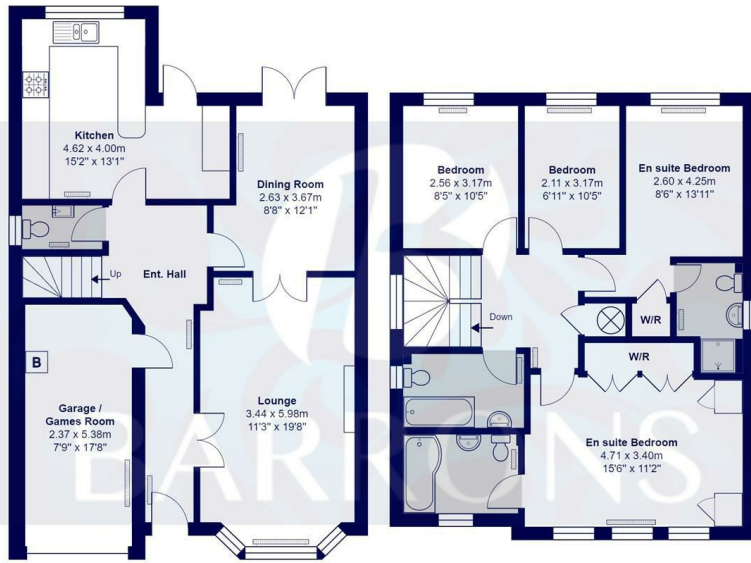
The accommodation has been arranged over two floors and comprises: SPACIOUS ENTRANCE HALLWAY, 19'8 X 11'3 LOUNGE, 12'1 X 8'8 DINING ROOM, 15'2 X 13'1 KITCHEN/BREAKFAST ROOM with UTILITY AREA, GROUND FLOOR W.C. On the first floor, there are FOUR BEDROOMS each measuring: 15'6 X 11'2 BEDROOM ONE with EN-SUITE SHOWER ROOM and FITTED WARDROBES, 13'11 X 8'6 BEDROOM TWO with EN-SUITE, 10'5 X 8'5 BEDROOM THREE. 10'5 X 6'11 BEDROOM FOUR and there is a spacious FAMILY BATHROOM off the landing.

Outside, the established gardens have been mainly laid to lawn boarded by a fine selection of mature shrubs and colorful flowers.

CATTLINS CLOSE, is ideally situated on the western fringes of Cheshunt bordering Goffs Oak Village, with fine country walks and highly regarded schooling being within easy walking distance. Cheshunt Town Centre is approximately 5 mile away, providing an array of local amenities and excellent links to London Liverpool Street. Cuffley Village with its excellent transport links to London's Kings Cross & Moorgate is approximately 1.8 miles.



Property Price £749,950



Ground Floor
Area: 76.0 m² ... 818 ft²

First Floor
Area: 70.0 m² ... 754 ft²

Cattlins Close, Hertfordshire EN7

Total Area: 146.1 m² ... 1572 ft² Inc. Garage
All measurements are approximate and for display purposes only



- A SUPERB FOUR BEDROOM, THREE BATHROOM (TWO EN-SUITE), DETACHED FAMILY HOME
- WITHIN CLOSE PROXIMITY TO GOFFS ACADEMY SCHOOL
- ESTABLISHED AND COLOURFUL REAR GARDEN
- SPACIOUS ACCOMMODATION WITH BRIGHT AND AIRY INTERIORS
- 19'8 X 11'3 LOUNGE
- 12'1 X 8'8 DINING ROOM
- 15'2 X 13'1 KITCHEN / BREAKFAST ROOM
- 15'6 X 11'2 MASTER BEDROOM with EN-SUITE and FITTED WARDROBES
- 13'11 X 8'6 BEDROOM TWO with EN-SUITE and FITTED WARDROBE
- 17'8 X 7'9 INTEGRAL GARAGE / GAMES ROOM with OWN DRIVEWAY



- Extensive local knowledge • Professional personal service • Full colour property particulars • Bespoke Marketing
- Major Website Portals • 24 Hour feedback pledge • Latest Technology

25 The Old Building, Bishops College, Churchgate, Hertfordshire, EN8 9XQ • t: 01707 877808 • t: 01992 845 842 • www.barronsresidential.co.uk



Disclaimer: "these property particulars, including floor plans, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Please note that all measurements above have been taken with a sonic tape measure and therefore may be subject to a small margin of error. A buyer is advised to obtain verification from their solicitor or surveyor. The agent has not tested any apparatus, equipment, fixture and fittings or services and therefore cannot verify that they are in working order or fit for the purpose" All enquiries and negotiations must be carried out through Barrons Residential.