

Upper Shott, West Cheshunt



* OPEN DAY, SATURDAY 16TH NOVEMBER, BETWEEN 11AM - 2PM - STRICTLY BY APPOINTMENT ONLY **

* A GOOD SIZE FOUR BEDROOM, TWO RECEPTION DETACHED FAMILY HOME WITH SOME GENERAL MODERNISATION AND DECORATION REQUIRED SOUTH FACING REAR GARDEN. *

An attractive and imposing FOUR BEDROOM, TWO RECEPTION ROOM detached family home, commanding an enviable position to this quiet turning, located on the highly sought after "Adamsfield" development. This excellent family home, provides bright and airy interiors, with good scope for FURTHER ENLARGEMENT (S.T.P.P) . The spacious accommodation has been arranged over two floors and comprises: ENTRANCE HALLWAY, 28'8 X 12'3 OPEN PLAN LOUNGE / DINER, 12'3 X 7'3 PLAY ROOM / SITTING ROOM, 12'6 X 7'0 KITCHEN with attention required to ceiling area. On the first floor there are FOUR well proportioned bedrooms, a 15'9 X 7'3 MASTER BEDROOM with adjoining SHOWER ROOM. BEDROOM TWO measures 12'4 x 9'5, BEDROOM THREE measures 11'4 x 8'4 and BEDROOM FOUR measure 8'5 x 6'10. The FAMILY BATHROOM off the landing, requires to be fully refurbished. Outside, the established gardens have been mainly laid to lawn and enjoy a SOUTH FACING aspect. The property is approached via a paved driveway providing off road parking and access to the INTEGRAL GARAGE. Upper Shott, is ideally situated with fine country walks, recreational parkland and highly regarded schooling close by. There are direct overground rail links to London Moorgate and London Liverpool Street from Cuffley and Cheshunt respectively.



Property Price £585,000



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any discrepancy, errors or omissions. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The size, shape and location of items shown have not been tested and no guarantee is given for their operability or efficiency. Call us today.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 42 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

- CHAIN FREE
- FOUR BEDROOM
- DETACHED FAMILY HOME
- SOUTH FACING GARDEN
- INTEGRAL GARAGE
- OFF ROAD PARKING
- DESIRABLE LOCATION WITH EXCELLENT SCHOOLING CLOSE BY
- GENERAL DECORATION AND SOME MODERNISATION REQUIRED
- BRIGHT AND AIRY INTERIORS
- SCOPE FOR FURTHER ENLARGEMENT



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