

# Shambrook Road, West Cheshunt



**\*\* A SUPERB FOUR BEDROOM , TWO RECEPTION ROOM, DETACHED FAMILY HOME WITH SPACIOUS LIVING ACCOMMODATION, COMPLEMENTED BY BRIGHT AND AIRY INTERIORS THROUGHOUT. \*\***

An attractive and imposing FOUR BEDROOM (ONE EN-SUITE), TWO RECEPTION ROOM, detached family home commanding an enviable and position to this peaceful and highly regarded turning off Hammond Street Road bordering Goff's Oak Village. The bright and airy accommodation offers a well balanced and free flowing configuration throughout, whilst still allowing further scope for enlargement subject to the usual planning consent. This charming home has been lovingly cared for by the current owners, boasting A NEWLY FITTED KITCHEN / DINING ROOM and NEWLY FITTED FAMILY BATHROOM & EN-SUITE TO MASTER BEDROOM.

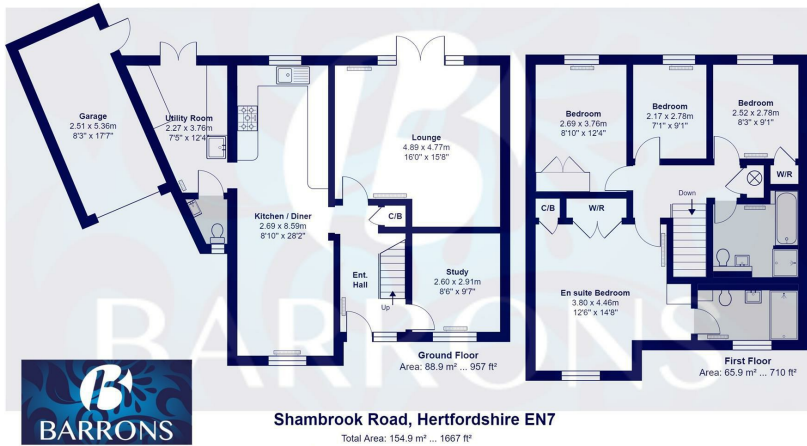
The accommodation has been arranged over two floors and comprises of in brief: ENTRANCE HALLWAY, 16'0 X 15'8 LOUNGE, 28'2 X 8'10 KITCHEN / DINER, 9'7 X 8'6 STUDY, 12'4 X 7'5 UTILITY ROOM & GROUND FLOOR CLOAKROOM / W.C. On the first floor there are FOUR well proportioned bedrooms each measuring: 14'8 X 12'6 MASTER BEDROOM with EN-SUITE, 12'4 X 8'10 BEDROOM TWO, 9'1 X 8'3 BEDROOM THREE, 9'1 X 7'1 BEDROOM FOUR, there is also a spacious family bathroom off the landing.

Outside, the generous and established rear garden enjoys a SOUTH FACING aspect and has been mainly laid to lawn, with a landscaped decorative patio area providing the ideal environment for home entertaining and alfresco dining.

Shambrook Road is ideally situated on the western fringes of Cheshunt bordering Goffs Oak Village with fine country walks and its array of local amenities including grocery store, restaurants, library and highly regarded schooling being all within close proximity. Cuffley Village with its excellent transport links to London Moorgate is approximately 2 miles.

Property Price    £735,000





- A SUPERB FOUR BEDROOM DETACHED FAMILY HOME
- BRIGHT AND AIRY INTERIORS THROUGHOUT
- HIGHLY SOUGHT AFTER TURNING
- 28'2 X 8'10 NEWLY FITTED KITCHEN / DINER
- NEWLY FITTED FAMILY BATHROOM & EN-SUITE
- 16'0 X 15'8 LOUNGE
- 12'4 X 7'5 UTILITY ROOM with W.C
- 9'7 X 8'6 STUDY
- SOUTH FACING REAR GARDEN
- 17'7 X 8'3 ATTACHED GARAGE



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



- 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.