



ABSOLUTE
PROPERTY

197 Churchgate Road
Cheshunt, EN8 9EJ

£1,275,000



Absolute Property are delighted to offer substantial seven bedroom, six ensuite detached property boasting over 3500 sq feet in the main dwelling. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. This family home was a former Hotel/B & B and has great potential for extensions to create an additional 3 bedrooms (STPP). Conveniently located for Brookfield Farm Shopping Centre, Schooling For All Ages, A10/M25 and Cheshunt Railway Station. Benefits include detached double garage currently converted into a 328 Sq Ft Gym, heated swim spa, cinema room, luxury kitchen/diner, wrap around driveway and comes with the added advantage of being offered chain free. Viewing is highly recommended.



Accommodation Comprises:

Entrance Hall|Living Room|Kitchen|Dining Room|Seven Bedrooms|Seven En Suites|Cinema Room|Detached Gym|Driveway|Private Rear Garden|

Churchgate Road:

This detached residence is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There are six bedrooms to the upper floors with five en suites in addition to a walk in wardrobe and a cinema room. Downstairs the natural lit main reception faces the front and rear aspect allowing plenty of light to flow through and bi fold doors opening to rear garden. In addition you will find a luxury high spec kitchen/breakfast room with integrated appliances , breakfast island and quartz worktops. Off the hallway is a seventh bedroom with its own ensuite perfect for someone that needs a downstairs bedroom.

Outside:

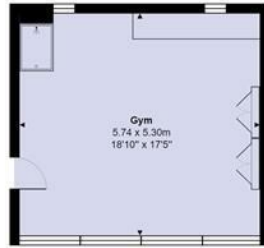
The property is accessed via a driveway providing plenty of off street parking for multiple vehicles. There is side gate access leading to the rear garden providing a secluded setting mainly laid to astra turf with various shrub borders. You will find an outdoor Swim Spa and detached double garage which has been converted into a gym with double shower.

Location:

Churchgate Road is ideally located for the Brookfield Farm Shopping Centre, Schooling For All Ages, A10/M25 and Cheshunt Railway Station. The M25 is just a short drive away allowing easy access to central London via the A1 and M1. London's airport are also easily reached 40 minutes to Heathrow and convenient for Gatwick, Stanstead and Luton. Within touching distance of the Capital, contemporary living at its best.



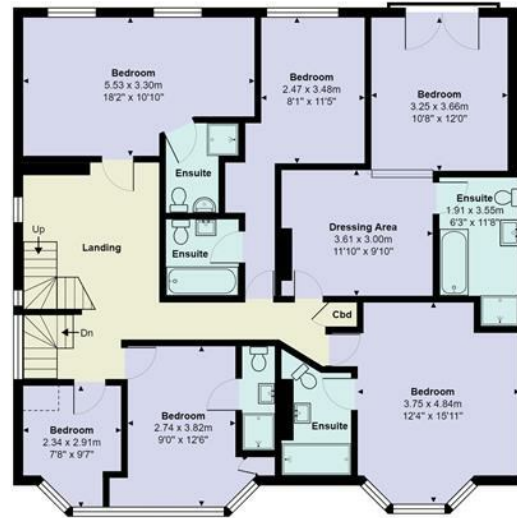




Outbuilding
Area: 30.4 m² ... 327 ft²



Ground Floor
Area: 136.1 m² ... 1465 ft²



First Floor
Area: 133.0 m² ... 1432 ft²



Second Floor
Area: 63.4 m² ... 683 ft²



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Total Area: 332.5 m² ... 3579 ft² (excluding Garden & Gym)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
105-95 (A)	101-85 (B)	85	87
85-65 (C)	65-45 (D)		
45-25 (E)	15-35 (F)		
1-10 (G)			
105-95 (A) - 101-85 (B) Most energy efficient - lower running costs			
1-10 (G) Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
105-95 (A)	101-91 (B)		
85-69 (C)	65-54 (D)		
55-49 (E)	35-31 (F)		
15-20 (G)			
105-95 (A) Very environmentally friendly - lower CO ₂ emissions			
15-20 (G) Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	