



Welsummer Way, West Cheshunt | EN8 0UG

£830,000 | Freehold

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SUPERBLY PRESENTED and IMMACULATE FOUR BEDROOM DETACHED HOUSE boasting a **SUPERB KITCHEN/ DINER with SITTING AREA**, and bi-fold doors to garden, lounge, **STUDY, UTILITY ROOM, Ground Floor Cloakroom, ATTRACTIVE BATHROOM & EN-SUITE, Garage, SECURITY CAMERA SYSTEM** and a **60' WEST FACING REAR GARDEN.**





Entrance

The property is entered via storm porch with front door to:

Entrance Hall

Ceramic tiled floor, radiator, stairs to first floor, under stairs storage cupboard

Lounge

Double glazed window to front, wood veneer floor, coved ceiling, inset lighting, radiator, double doors to:

Superb Kitchen With Sitting Area

Double glazed window to rear, Bifold doors leading to rear garden, ceramic tiled floor, two radiators, coved ceiling, inset lighting, fitted with an extensive range of wall and base units with Quartz work surfaces over, central Island incorporating stainless steel sink with mixer taps, oven and hob with extractor hood over, breakfast bar, built in microwave, integrated dishwasher, integrated fridge/freezer, t.v aerial point, vaulted ceiling in sitting area, door to:

Study

Double glazed window to rear, t.v aerial socket, built in cupboard, radiator, coved ceiling, inset lighting.

Utility Room

Double glazed window to side, fitted with an extensive range of wall and base units with work tops over, stainless steel sink unit with mixer tap, integrated washing machine, integrated tumble dryer, radiator, coved ceiling, ceramic tiled floor.

Ground Floor Cloakroom

Double glazed window to side, fitted with a suite comprising low flush w.c, wall mounted wash hand basin, heated towel rail, half tiled walls, ceramic tiled floor.

First Floor Landing

Airing cupboard, access to loft.

Bedroom One

Double glazed window front, radiator, coved ceiling, t.v aerial point.

Attractive En-Suite

Double glazed window to front, built in shower cubicle, low flush w.c, wall mounted wash hand basin with mixer taps, fully tiled, heated towel rail.

Bedroom Two

Double glazed window to front, radiator, coved ceiling, t.v aerial point.

Bedroom Three

Double glazed window to rear, radiator, coved ceiling, built in wardrobe.

Bedroom Four

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



Lease Remaining
Service Charge
Ground Rent
Council Tax
EPC Rating

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.