



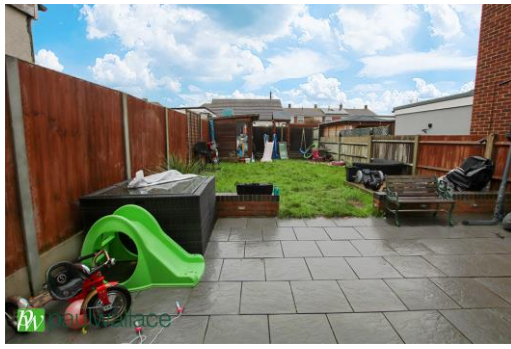
Longfield Lane, West Cheshunt | EN7 6AD

£449,995 | Freehold

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WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE WITH ATTRACTIVE WHITE GLOSS KITCHEN, gas central heating to radiators. lounge/ diner, double glazed windows, ATTRACTIVE BATHROOM, close to local schools.





Entrance Porch

Front door from the outside, opening to hallway

Entrance Hall

Wood veneer flooring, radiator, stairs to first floor

Ground Floor Cloakroom

Fully tiled walls and ceramic tiled floor, fitted with a low flush w/c, wall mounted wash hand basin with mixer taps, plumbing for washing machine

Lounge/Diner

Walk in bay window to front, French doors at rear opening to garden, wood veneer flooring, tv point, two radiators

Attractive Refitted Kitchen

Window to rear, fitted with a range of wall and base units with granite work surfaces over, incorporating an inset sink unit with mixer taps, built in oven and hob with extractor hood, integrated dishwasher, fridge and freezer, wood veneer flooring

First Floor Landing

Window to side, access to loft space, storage cupboard

Bedroom One

Window to front, radiator, open fronted hanging wardrobes

Bedroom Two

Window to rear, radiator, fitted wardrobes along one wall

Bedroom Three

Window to front, radiator

Attractive Refitted Bathroom/WC

Refitted with a suite comprising low flush w/c, wall mounted wash hand basin with mixer taps, panel enclosed bath with separate shower above, fully tiled walls, ceramic tiled floor, heated towel rail, window to rear

Exterior

Rear Garden

With patio, laid to lawn, side access gate, garden shed

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	E
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.