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Hollyfields, Turnford | EN10 6LR

£479,995 | Freehold

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**\*\* LINK-DETACHED, POTENTIAL to EXTEND (STPP) \*\* This WELL PRESENTED THREE BEDROOM LINK-DETACHED house with SUPERB KITCHEN and BATHROOM / W.C. benefits from GARAGE (with POTENTIAL to CONVERT) and OFF STREET PARKING, double glazed windows, GROUND FLOOR CLOAKROOM, GAS CENTRAL HEATING and non overlooked beautiful garden.**



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### Entrance

The property is entered via front door to: -

### Entrance Porch

Double glazed window to side, radiator and doors to: -

### Cloakroom

Double glazed window to front, low level W.C with push button flush, pedestal wash hand basin with mixer tap, vinyl flooring, radiator, tiled splash backs.

### Lounge

Double glazed window to front, TV aerial point, coved ceiling, stairs to first floor, two radiators, attractive fire surround with coal effect electric fire place with marble hearth and bi fold door to: -

### Dining Room

Patio door to rear garden, wood veneer flooring, radiator, coved ceiling, radiator and door to: -

### Kitchen

Double glazed window to rear, fitted with a range of wall and base units with roll top work surfaces over incorporating one and half bowl stainless steel sink unit with mixer tap, cooker point, extractor hood, plumbing for washing machine, space for low level fridge, tile effect flooring, tiled splash backs, coved ceiling, breakfast bar, under stair storage cupboard, radiator.

### First Floor Landing

Double glazed window to side, access to loft space and doors to: -

### Bedroom One

Dual aspect twin double glazed window to front and double glazed window to side, radiator, built in double wardrobe.

### Bedroom Two

Twin double glazed windows to rear, radiator, coved ceiling, airing cupboard.

### Bedroom Three

Double glazed window to front, coved ceiling, radiator.

### Bedroom Three

Double glazed window to front, coved ceiling, radiator.

### Bathroom

Fitted with a three piece suite comprising of a low level W.C with push button flush, pedestal wash hand basin, panel enclosed bath with dual hand grips, mixer tap and hand held shower attachments, half tiled walls, vinyl flooring, coved ceiling, radiator.

### Exterior

### Front Garden

Paved providing off street parking.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02019.

Council Tax | E  
EPC Rating | D

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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.