



St. Annes Close, West Cheshunt | EN7 6JA

£425,000 | Freehold

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**CHAIN FREE TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC LOCATION, gas central heating to radiators, SOUTH FACING GARDEN, double glazed windows, attractive kitchen and bathroom, GARAGE & PARKING SPACE.**





The property is entered via double glazed front door to:

**Entrance Porch**

Storage cupboard, wood veneer flooring, door to:

**Entrance Hallway**

Wood veneer flooring, radiator.

**Lounge**

Window to rear and door to garden, radiator, television aerial point.

**Kitchen**

Window to front and door at side and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer sink unit with mixer tap, built in oven and hob with extractor hood, plumbing for automatic washing machine, ceramic tiled floor, tiled splash backs, radiator.

**Bedroom One**

Window to rear, radiator, fitted wardrobes across one wall.

**Bedroom Two**

Window front, wood veneer flooring, radiator.

**Bathroom/ W.C**

Window to front and fitted with a suite comprising low flush w.c, panel enclosed bath with mixer tap and hand shower spray attachment, vanity wash hand basin with mixer tap, two walls fully tiled, heated towel rail. ceramic tiled floor.

**Exterior**

**Front Garden**

Laid to lawn.

Council Tax | D  
EPC Rating | E

**South Facing Rear Garden**

Patio, laid to lawn with flower and shrub beds, rear access gate.

**Garage**

En bloc, with parking space.

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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.