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Manor Grove Avenue, West Cheshunt | EN8 9FG

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£569,995 | Freehold

SUPERBLY PRESENTED THROUGHOUT & RECENTLY BUILT with 4 years remaining on NHBC this Three **DOUBLE** bedroom semi detached house benefiting from **LOUNGE** with bay window, **KITCHEN/ DINER**, utility area, ground floor cloakroom, **EN-SUITE** to master, **SOUTH FACING REAR GARDEN & GARAGE** with **DRIVEWAY PARKING**



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The property is entered via front door to:

Entrance Hallway

Amtico flooring, radiator, understairs storage cupboard.

Lounge

Square bay window, two radiator, central heating thermostat.

Attractive Kitchen/Dining Room

Fitted with a range of high gloss and wood wall and base units incorporating a one and a half bowled stainless steel sink unit with mixer taps, built in AEG oven with microwave above, built in Zanussi dishwasher, built in Zanussi fridge freezer, stainless steel AEG gas hob with extractor hood over, cupboard housing has central heating boiler, radiator, Amtico flooring, double doors to rear garden.

Utility Room

Plumbing for washing machine, Amtico flooring door to garage.

Ground Floor Cloakroom

Low flush w.c, wash hand basin, radiator, Amtico flooring extractor fan, window.

First Floor Landing

Access to loft space, large storage cupboard.

Bedroom One

Window to front, fitted with mirrored sliding doors, radiator, t.v aerial point and separate upstairs heating thermostat.

En-Suite

Fully tiled large shower cubicle, vanity wash hand basin, extractor fan, low flush w.c, fully tiled floor, chrome heated towel rail, frosted window.

Bedroom Two

Window to rear, radiator.

Bedroom Three

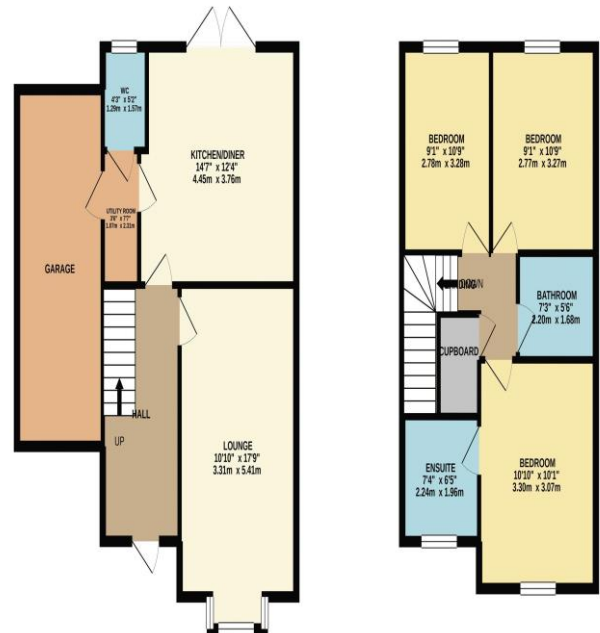
Window to rear, radiator.

Bathroom/ W.C

Fitted with a suite comprising panel enclosed bath with power shower above, glass shower door, fully tiled around bath, wall mounted wash hand basin with mirrored cabinet above, low flush w.c, chrome heated towel rail, ceramic tiled floor, extractor fan.

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.
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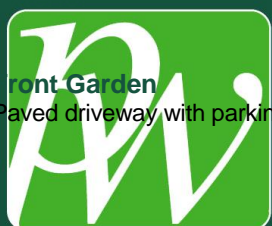
Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	D
EPC Rating	B

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Front Garden
Paved driveway with parking for three cars, remainder laid to lawn.

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.