

Brookfield Centre, Cheshunt, Hertfordshire. EN8 0NN
Tel: +44 (0)1992 781100
www.paulwallace.co.uk cheshunt@paulwallace.co.uk

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Estate and Letting Agents



 Mon - Fri 9am-7pm, Sat 9am-5.30pm, Sunday/Bank Holidays 10am-1pm

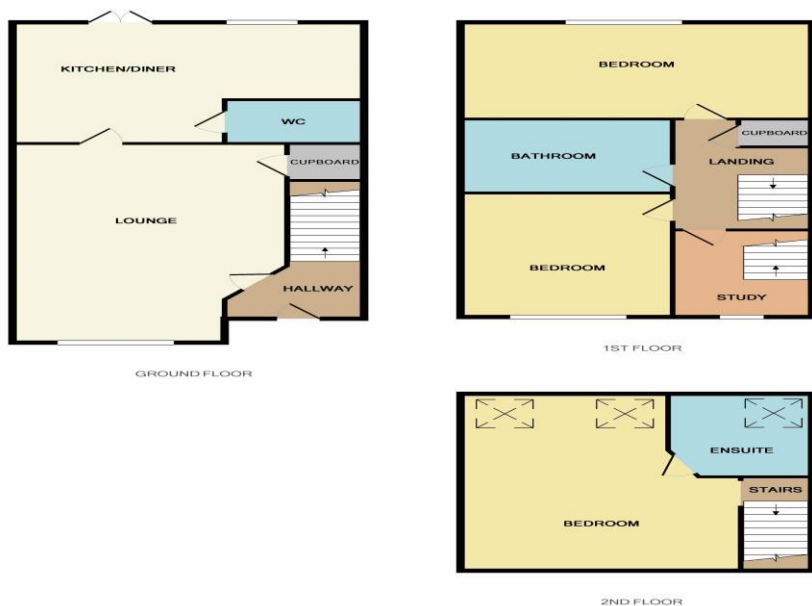
Goffs Lane, Cheshunt, EN7 5EF

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£399,995 Freehold

Description

**** CHAIN FREE & STUNNING CONDITION **** This RECENTLY BUILT THREE BEDROOM house with UNDERFLOOR HEATING also benefits from SUPERB KITCHEN / DINER, allocated parking, GAS CENTRAL HEATING, double glazed windows and EN-SUITE to MASTER.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The set-out, materials, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room Layout

Entrance

Property is entered via front door in to: -

Entrance Hallway

Stairs leading to first floor and door leading to: -

Lounge

17' 7" x 11' 0" (5.36m x 3.35m)

Double glazed window to front, TV aerial point, under stairs storage cupboard and door leading to: -

Kitchen/Diner

15' 0" x 14' 5" (4.57m x 4.39m)

Double glazed window to rear, french doors leading to rear garden, fitted with a range of wall and base units with roll top work surfaces over incorporating stainless steel sink with mixer tap, integrated oven, extractor, integrated hob, space for fridge/freezer, space for washing machine, tiled flooring, inset lighting, tiled splash backs and doors leading to: -

Cloakroom

Low level W.C with push button flush, wall mounted wash hand basin with mixer tap, tiled splash backs, tiled flooring and extractor fan.

First Floor Landing

Doors leading to: -

Bedroom One

16' 6" x 8' 8" (5.03m x 2.64m)

Double glazed window to rear and radiator.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window to front and radiator.

Bedroom Three

11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window to front and radiator.

Bathroom

Fitted with a three piece suite comprising of a low level W.C with push button flush, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled flooring, tiled splash backs, inset lighting, extractor fan and heated towel rail.

Inner Lobby

Double glazed window to front, radiator, stairs leading to second floor: -

Bedroom Four

13' 5" x 12' 7" (4.09m x 3.83m)

Twin velux windows, storage space, TV aerial point, radiator and door leading to: -

En suite

Velux window to rear, fitted with a three piece suite comprising of low level W.C, pedestal wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, radiator and extractor fan.

Exterior

Parking

Provided to front.

Rear Garden

Approx.30 foot. Mainly laid to lawn with patio area.

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- Three Bedrooms
- Recently Built
- Stunning Condition
- Superb Kitchen / Diner


- Under Floor Heating
- En-Suite to Master
- Off Street Parking
- Chain Free

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These particulars are issued on the understanding that all negotiations are conducted through Paul Wallace Estate Agents.

Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract.

Paul Wallace have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

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