



## 10 Lucern Close

West Cheshunt, EN7 6UU

**Price £610,000**



KIRBY COLLETTI are delighted to offer this well presented FOUR BEDROOM DETACHED HOUSE situated on a corner plot and located in this sought after residential cul de sac. Within a short drive to all amenities including Local Shops, Schooling, Brookfield Farm Shopping Centre and Cheshunt and Cuffley Train Stations.

The property comprises of Two Reception Rooms, Kitchen with Utility Room, En Suite Shower Room to Master Bedroom, Home Office, Southerly Aspect Rear Garden and Off Street Parking for Two Cars.

- SOUGHT AFTER RESIDENTIAL LOCATION
- HOME OFFICE
- 41ft SOUTH FACING REAR GARDEN
- FOUR BEDROOMS
- KITCHEN & UTILITY ROOM
- OFF STREET PARKING TO FRONT
- TWO RECEPTION ROOMS
- EN SUITE TO BEDROOM ONE



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

12'11 x 6'5 (3.94m x 1.96m)

Vinyl wood effect flooring. Radiator.

### GROUND FLOOR W.C

6'5 x 2'10 (1.96m x 0.86m)

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin with cupboard under. Vinyl wood effect flooring. Radiator.

### LOUNGE

13'10 x 11'7 (4.22m x 3.53m)

Front aspect uPVC double glazed window and window to side. Feature fireplace with fitted gas fire. Radiator. Three wall light points.

### DINING ROOM

9 x 9'6 (2.74m x 2.90m)

Rear aspect uPVC double glazed doors to garden. Vinyl wood effect flooring. Radiator.

### KITCHEN

12 x 9'5 (3.66m x 2.87m)

Rear aspect uPVC double glazed window. Range of wall and base matching units with work surfaces over. Single drainer sink unit. Built in electric oven and gas hob. Plumbing for dishwasher. Ceramic tiled floor. Radiator. Archway to:

### UTILITY ROOM

7 x 4'10 (2.13m x 1.47m)

Door to side. Range of wall and base units with rolled edge work surfaces over. Stainless steel single drainer sink unit. Wall mounted gas boiler. Plumbing for washing machine. Space for tumble dryer. Ceramic tiled floor.

### LANDING

10'7 x 8'8 (3.23m x 2.64m)

Access to loft. Airing cupboard.

### BEDROOM ONE

12 x 12 max (3.66m x 3.66m max)

Dual aspect uPVC double glazed window. Two built in wardrobes. Radiator. Door to:

### EN SUITE SHOWER ROOM

6'9 x 4'11 (2.06m x 1.50m)

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Low level W.C. Radiator.

### BEDROOM TWO

10'10 x 9'10 max (3.30m x 3.00m max)

Rear aspect uPVC double glazed window. Built in wardrobe. Radiator.

### BEDROOM THREE

11'3 max x 9'3 (3.43m max x 2.82m)

Rear aspect uPVC double glazed window. Radiator.

### BEDROOM FOUR

11'5 x 7 (3.48m x 2.13m)

Front aspect uPVC double glazed window. Fitted open wardrobes with shelves and drawers. Laminate wood flooring. Radiator.

### BATHROOM/W.C

7 x 6'3 (2.13m x 1.91m)

Rear aspect uPVC double glazed window. Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Radiator. Low level W.C.

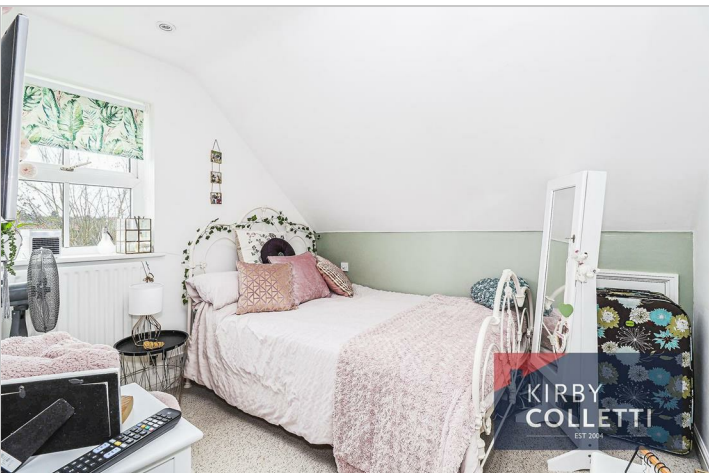
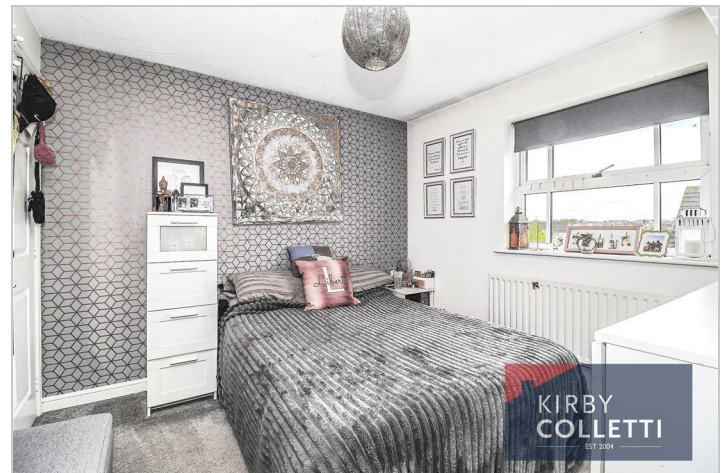
### GARDEN ROOM / OFFICE

16'5 x 8'2 (5.00m x 2.49m)

### REAR GARDEN

41FT Deep. Outside tap. Outside power points. Outside lights.

### FRONT GARDEN



## Road Map



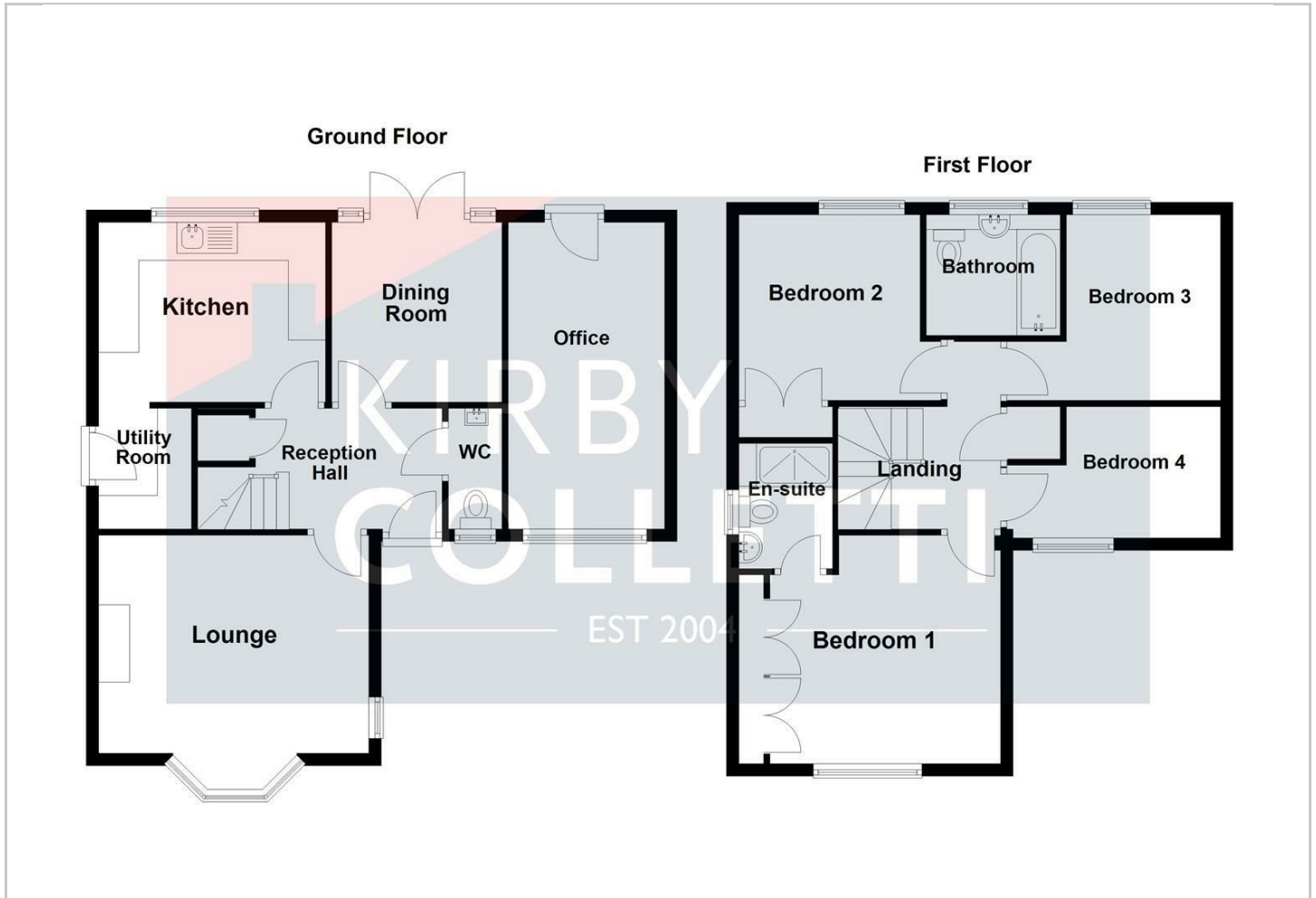
## Hybrid Map



## Terrain Map



## Floor Plan

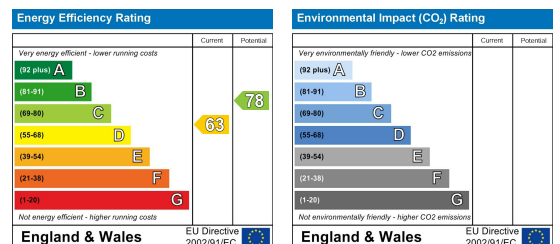


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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