



## 113 Smarts Green

West Cheshunt, EN7 6BD

**Price £475,000**



Kirby Colletti are delighted to offer this SUPERBLY PRESENTED THREE BEDROOM HOUSE which has been completely refurbished and modernised throughout by the current owners. Located in a popular residential cul-de-sac which is close to Primary Schools and within a short drive to Brookfield Farm Retail Park, Cheshunt & Cuffley Railway Stations, A10 and M25 Road Links.

Some of the many features include a 25ft Lounge/Diner, Modern Re-Fitted Kitchen with Stone Worktops & Integrated Appliances, Luxury Bathroom/W.C, uPVC Double Glazing, Gas Central Heating, 46ft Rear Garden with a Home Office/Studio and Garage En Bloc.

- SUPERBLY PRESENTED THREE BEDROOM HOUSE
- LUXURY KITCHEN WITH INTEGRATED APPLIANCES & STONE WORKTOPS
- HOME OFFICE / STUDIO
- SHORT DRIVE TO CHESHUNT & CUFFLEY RAILWAY STATIONS
- COMPLETELY REFURBISHED AND MODERNISED
- RE-FITTED BATHROOM/W.C
- GARAGE EN BLOC
- 25ft LOUNGE/DINER
- SOUTH FACING 46ft REAR GARDEN
- LOCATED WITHIN A QUIET CUL DE SAC



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

5'3 x 4'5 (1.60m x 1.35m)

Laminate wood flooring. Recessed ceiling spotlight. Radiator with decorative cover.

### LOUNGE/DINER

25'11 x 10'7 max (7.90m x 3.23m max)

Front aspect uPVC double glazed and sliding patio door with garden. Coved ceiling. Recessed ceiling spotlights. Laminate wood flooring. Open to:

### RE-FITTED KITCHEN

11'3 x 6'11 (3.43m x 2.11m)

Rear aspect uPVC double glazed window. Range of Grey shaker style wall and base mounted units and stone worksurfaces over. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Built in electric oven and microwave. Electric hob. Laminate wood flooring. Recessed ceiling spotlights.

### LANDING

11'4 x 6 (3.45m x 1.83m)

Access to loft. Airing cupboard.

### BEDROOM ONE

11'8 x 9'3 max (3.56m x 2.82m max)

Front aspect uPVC double glazed window. Fitted wardrobes. Radiator. Recessed ceiling spotlights.

### BEDROOM TWO

12'2 x 8'9 max (3.71m x 2.67m max)

Rear aspect uPVC double glazed window. Fitted wardrobe. Radiator. Recessed ceiling spotlights.

### BEDROOM THREE

8'6 x 6'6 (2.59m x 1.98m)

Front aspect uPVC double glazed window. Radiator. Recessed ceiling spotlights

### LUXURY BATHROOM/W.C

6'4 x 5'6 (1.93m x 1.68m)

Rear aspect uPVC double glazed window. Panel enclosed bath with mixer tap and shower attachment and separate shower unit with folding screen. 'Metro' style tiling. Porcelain tiled floor. Wall unit incorporating toilet with concealed cistern and inset wash hand basin with stone surround and vanity unit under. Chrome heated towel rail. Recessed ceiling spotlights.

## OUTSIDE

### REAR GARDEN

46ft Deep. South Facing. Paved patio with remainder covered with artificial grass. Outside tap. Power points. Outside tap. Pedestrian rear access.

### HOME OFFICE

10 x 9 (3.05m x 2.74m)

Power and light connected.

### GARAGE

To rear en bloc

### FRONT GARDEN

Laid to lawn. (Drop curb to create a driveway for off street parking)



## Road Map



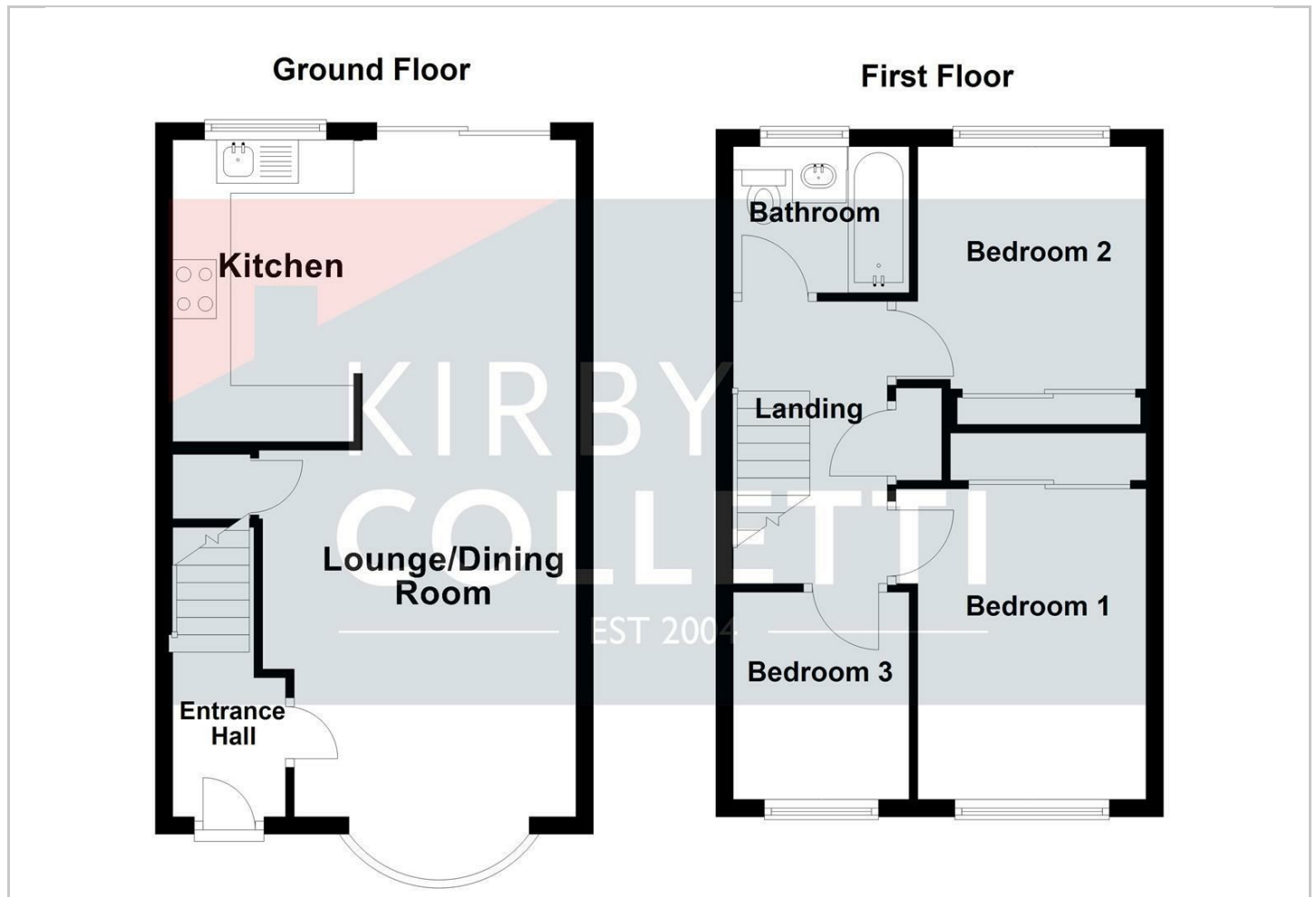
## Hybrid Map



## Terrain Map



## Floor Plan

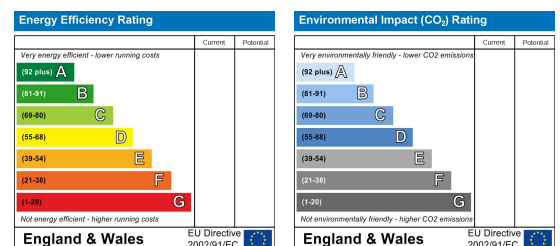


## Viewing

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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