



## 65 Westmeade Close

Cheshunt, EN7 6JR

**Price £429,950**



OFFERED WITH NO UPWARD CHAIN!! KIRBY COLLETTI bring to market this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE which offers further potential to extend to the side (STPP). Situated in this popular residential location being moments away from Junior Schooling, Local Shops and a short drive to Brookfield Farm Retail Park and Cheshunt Railway Station with it's frequent service into London.

Some of the features include Lounge, Kitchen & Breakfast Room, Dining Room, Bathroom/W.C, South Facing Garden, Garage & Parking To Rear



- CHAIN FREE
- KITCHEN & BREAKFAST ROOM
- GARAGE & PARKING TO REAR
- SHORT DRIVE TO CHESHUNT RAILWAY STATION
- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- DINING ROOM
- BATHROOM/W.C
- LOUNGE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS & JUNIOR SCHOOL



## ACCOMMODATION

### ENTRANCE HALL

Cloaks cupboard. Radiator. Laminate wood flooring. Stairs up. Door to:

### LOUNGE

14'6 x 13'5 max (4.42m x 4.09m max)  
Front aspect uPVC double glazed window. Radiator. Gas fire with back boiler. Understairs storage cupboard. Parquet wood flooring.

### BREAKFAST ROOM

9 x 8'7 (2.74m x 2.62m )  
Parquet wood flooring. Archway to dining room. Doorway to Kitchen.

### KITCHEN

8'10 x 8'9 (2.69m x 2.67m)  
Range of matching wall and base units with rolled edge worksurfaces over. Gas hob and built in electric oven. Single drainer sink unit. Plumbing for washing machine. Radiator.

### DINING ROOM

16'5 x 8'2 (5.00m x 2.49m)  
Two rear aspect uPVC double glazed windows and sliding patio door to garden. Tiled floor. Radiator. Exposed brick to two walls.

### LANDING

6'4 x 6'1 (1.93m x 1.85m)  
Airing cupboard. Access to loft.

### BEDROOM ONE

11'4 x 10'10 max (3.45m x 3.30m max)  
Front aspect uPVC double glazed window. Two built in wardrobes. Radiator.

### BEDROOM TWO

11'1 x 9 (3.38m x 2.74m)  
Rear aspect uPVC double glazed window. Radiator.

### BEDROOM THREE

7'4 x 6'8 (2.24m x 2.03m)  
Front aspect uPVC double glazed window. Radiator. Built in cupboard.

### BATHROOM/W.C

6'4 x 5'8 (1.93m x 1.73m)  
Rear aspect uPVC double glazed window. Fully tiled walls and floor. Shower ended panel enclosed bath with mixer tap, shower attachment and curved screen. Wash hand basin with cupboard under. Low level W.C. Chrome heated towel rail.

## OUTSIDE

### FRONT GARDEN

Small lawned area and flower bed. Paved path. Also to the side boundary the plot includes the lawned area to the pathway, which could allow you to extend the garden or the property (STPP)

### REAR GARDEN

South facing. Paved with central pebbled area and small flower bed. Door to garage. Two Conifers. Silver Birch tree. Pedestrian side access.

### GARAGE AND DRIVE

16'11 x 8'2 (5.16m x 2.49m)  
Up and over door. Parking for 2 cars







## Road Map



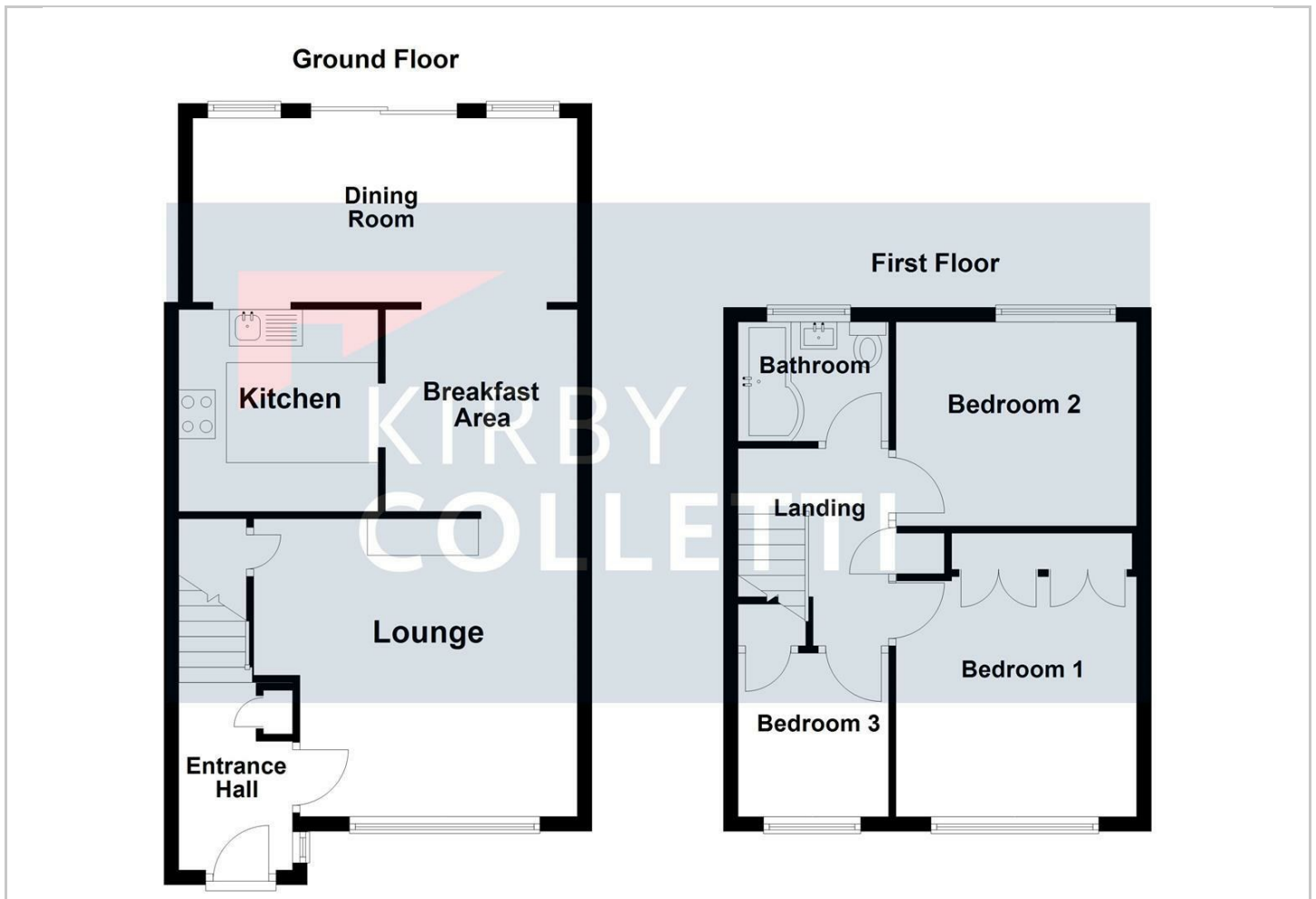
## Hybrid Map



## Terrain Map



## Floor Plan

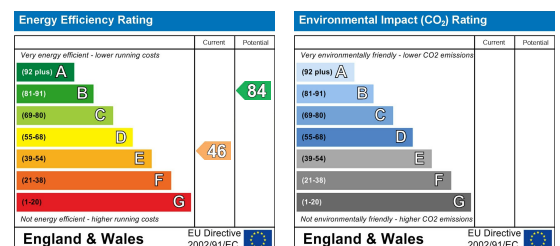


## Viewing

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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