



2 Hazel Close

West Cheshunt, EN7 6NJ

Price Guide £520,000



CHAIN FREE!! KIRBY COLLETTI are delighted to market this THREE DOUBLE BEDROOM DETACHED HOUSE situated in a cul de sac within this sought after residential location. Conveniently located within a short drive to Brookfield Farm Retail Centre, Cuffley & Cheshunt Railway Stations . Also close by to schooling for all ages.

Some of the property features include Lounge, Dining Room, 42ft South West Facing Rear Garden, Kitchen, Ground Floor W.C., En Suite Shower Room, Family Bathroom. Integral Garage & Parking For 2 Cars.

- CHAIN FREE
- LOUNGE
- EN SUITE SHOWER ROOM
- VIEWING BY APPOINTMENT ONLY
- SOUGHT AFTER RESIDENTIAL LOCATION
- DINING ROOM
- INTEGRAL GARAGE & PARKING
- THREE DOUBLE BEDROOM DETACHED HOUSE
- SOUTH WEST FACNG GARDEN
- IN NEED OF MODERNISATION



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Radiator. Under stairs storage cupboard. Stairs up to first floor.

GROUND FLOOR W.C.

7'8 x 2'10 (2.34m x 0.86m)

Sid aspect window. Low level W.C. Wash hand basin. Radiator.

LOUNGE

13'7 x 13'7 (4.14m x 4.14m)

Rear aspect sliding patio to garden. Coved ceiling. Dado rail. Feature fireplace. Parquet wood flooring. Radiator.

DINING ROOM

9'8 x 9'6 (2.95m x 2.90m)

Front aspect window. Coved ceiling. Parquet wood flooring. Radiator.

KITCHEN

11 x 10'7 (3.35m x 3.23m)

Rear aspect window and door to garden. Range of wall and base units with rolled edge worksurfaces over. Electric hob and built in electric oven. Plumbing for washing machine and dishwasher. Single drainer sink unit. Tiled floor. Radiator.

FIRST FLOOR LANDING

Access to loft. Airing cupboard with wall mounted gas boiler.

BEDROOM 1

12'5 x 9'5 (3.78m x 2.87m)

Front aspect window. Built in wardrobes. Radiator. Door to:

EN SUITE SHOWER ROOM

Side aspect window. Fully tiled shower cubicle. Low level W.C. Wash hand basin with cupboard under.

BEDROOM 2

12'2 x 9'5 max (3.71m x 2.87m max)

Rear aspect window. Built in wardrobes. Radiator.

BEDROOM 3

10'5 x 9'5 max (3.18m x 2.87m max)

Rear aspect window. Built in wardrobes. Radiator.

FAMILY BATHROOM

Front aspect window. Panel enclosed bath with mixer tap and tiled surround. Low level W.C. Wash hand basin with cupboard under. Radiator.

OUTSIDE

FRONT GARDEN

Off street parking for 2 cars and access to Integral Garage.

REAR GARDEN

South West Facing. 45ft deep x 42ft deep max. Paved patio, remainder laid to lawn enclosed with panelled fencing. Outside light. Outside tap. Pedestrian side access.



Road Map



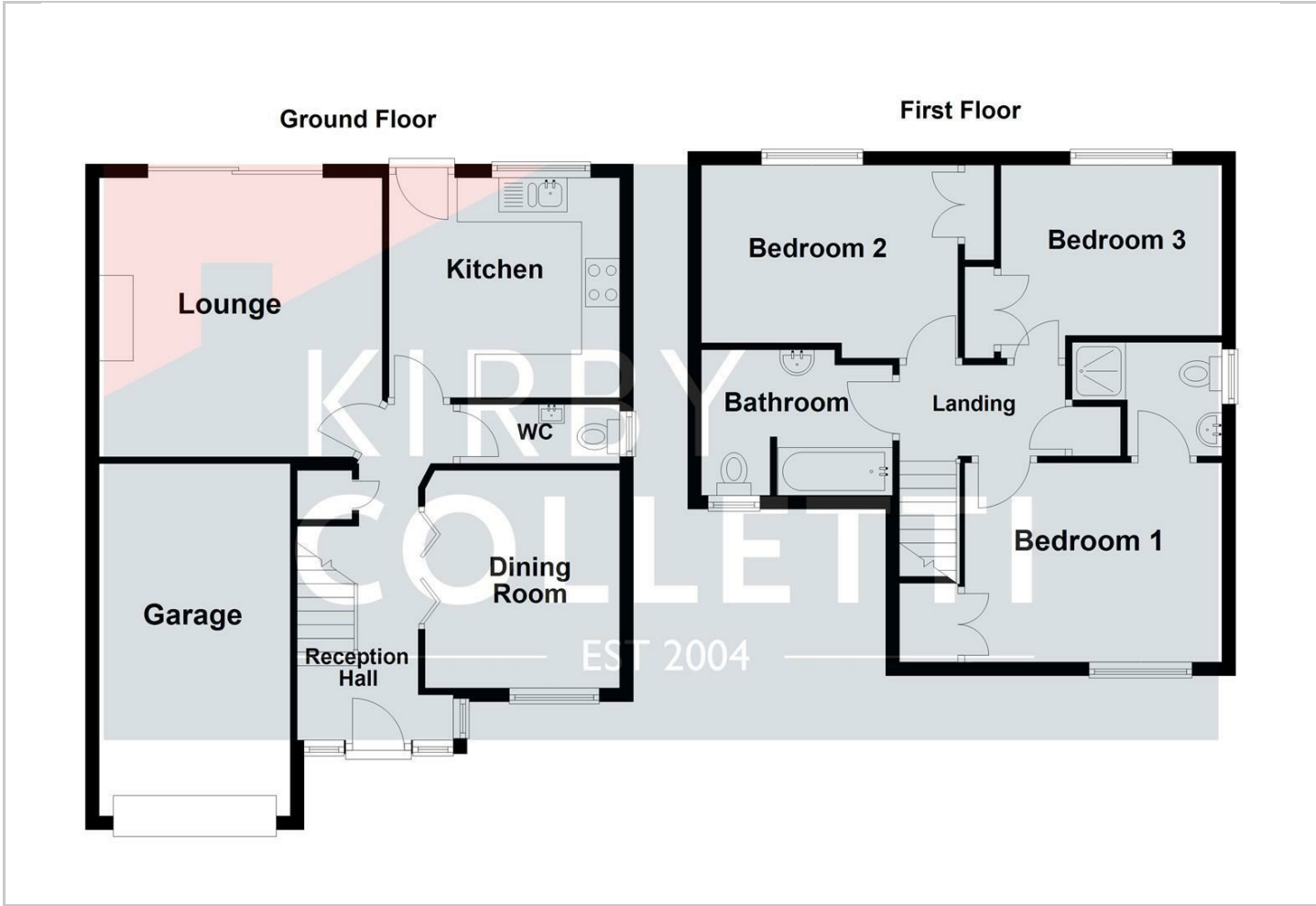
Hybrid Map



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

