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Perrysfield Road, Cheshunt

EXCELLENT PROJECT: An extended semi-detached house with plenty of potential to create a large, contemporary family home close to good schools and transport links. **NO CHAIN.** **GUIDE PRICE: £425,000-£450,000.**

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01992 87 85 80



Overall Description

FOR SALE BY INFORMAL TENDER - GUIDE PRICE RANGE : £425,000-£450,000. This semi-detached house was purchased as a newbuild by its current owners from Wimpy Homes in 1970 and has been a much loved family home ever since. It sits in a pleasant residential location on the northern edge of Cheshunt, so in a good accessible position for local schools, transport links and other amenities. The property has been extended to the side and rear, with a second garage added in the garden, so that it now has three bedrooms, a bathroom, separate shower room and office upstairs, while downstairs there is a front porch, good-sized sitting room, dining room, kitchen, conservatory and cloakroom. The property has gas central-heating and double-glazed windows, and while it is in need of internal modernisation, it also offers scope for a change of layout and/or further enlargement of the living space by incorporating part or all of the two garages and car-port into the main living accommodation (subject to the usual consents). The property has a driveway with ample parking (and space to create more), as well as a good-sized garden with pond and fruit trees. If you are looking for a spacious family home with plenty of potential to put your own stamp on, then we strongly recommend that you book a viewing. There are open day viewings from 10am to 11am on Saturday 10th and 17th February. The property is being sold by Informal Tender with a Guide Price Range of £425,000-£450,000 and "Best & Final" bids due by 12 noon on Wednesday the 21st of February. The property is being sold with no onward chain.

Location

The property sits in a quiet residential cul-de-sac in Cheshunt which is an area popular with commuters for its very good road and rail links, with Cheshunt Railway Station providing regular trains to London Liverpool Street (c.30 mins) and the A10 giving fast access to the M25, London and beyond. There are several good schools in the area with the Churchfield C of E Primary School, St Clements Junior School, Mayfield Infant School and Haileybury Turnford School all within walking distance. The Brookfield Shopping Centre is just the other side of the A10 and there are local shops along the High Street in Cheshunt. Local leisure facilities include the River Lea Country Park, Knightleys Playing Fields, the Grundy Leisure Centre (swimming pool, tennis, squash, gym) and the Lea Valley Whitewater Centre (Olympic venue), so it is an excellent location to bring up a family.

Accommodation

From the driveway the front door leads into the:

Front Porch 6'10 x 2'3 (2.08m x 0.69m)

Door to:

Sitting Room 16'9 x 15'11 into bay (5.11m x 4.85m into bay)

Bay window to front. Fireplace with wooden mantel, stone surround and coal-effect gas fire. TV aerial point. Telephone point. Two radiators.

Dining Room 10'4 x 9' (3.15m x 2.74m)

Window and glazed door to the conservatory. Radiator.

Kitchen 10'4 x 7'5 (3.15m x 2.26m)

Window to side. Kitchen units with roll-top worksurfaces and one and a half bowl stainless steel sink. Space for gas range cooker. Space and plumbing for washing-machine and dishwasher. Space for fridge/freezer.

Conservatory 13'8 widest x 10'3 (4.17m widest x 3.12m)

Upvc construction with a brick base. Fitted blinds. Door to back garden. Radiator.

Downstairs Cloakroom 4' x 2'5 (1.22m x 0.74m)

Frosted window to side. Low-level WC. Wash-hand basin. Tiled walls.

First Floor

From the sitting room stairs lead up to the landing. Loft hatch (with ladder).

Bedroom One 13'6 x 10' (4.11m x 3.05m)

Window to front. Radiator.

Bedroom Two 11'6 x 10'6 widest (3.51m x 3.20m widest)

Two windows to front. Over-stairs cupboard. Radiator.

Bathroom 7'10 x 5'1 (2.39m x 1.55m)

Frosted window to rear. Panel bath. Low-level WC. Wash-hand basin. Radiator.

Bedroom Three 10'5 x 8'7 (3.18m x 2.62m)

Window to rear. Airing cupboard with factory-lagged hot water cylinder and wooden-slatted shelving. Radiator.

Office 8'9 x 3'11 (2.67m x 1.19m)

Window to side.

Shower Room 4'10 x 4'4 (1.47m x 1.32m)

Frosted window to side. Fitted shower cubicle. Low-level WC. Wash-hand basin. Shaver socket. Tiled walls. Radiator.

Outside

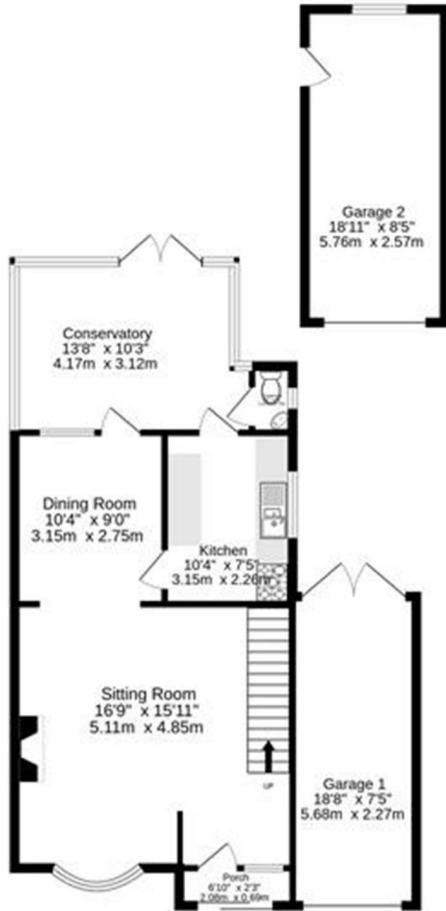
The property has a front garden with private driveway leading up to GARAGE ONE: 18'8 x 7'5 with garage door to front and wooden doors to the rear CAR-PORT: 8'8 x 6'7 with garden tap, gate to the back garden and doorway into GARAGE TWO: with garage door to front, window to back, electric light/power and door to the garden. The back garden has a central lawn, raised pond, GREENHOUSE, fruit trees and raised beds.

Services and Other Information

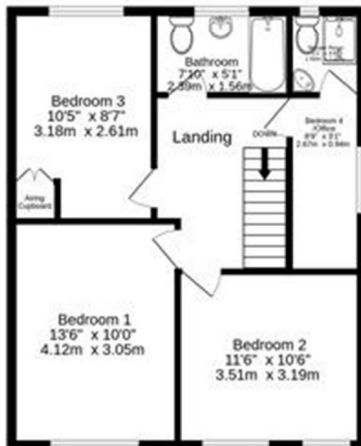
Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. TV aerial. Telephone connected. Council Tax Band E.



Ground Floor
900 sq.ft. (83.6 sq.m.) approx.



1st Floor
553 sq.ft. (51.4 sq.m.) approx.




TOTAL FLOOR AREA : 1454 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>46</p>	<p>78</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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