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## Oxford Close, Cheshunt

A spacious and very well presented family home with garden, driveway and garage, in a cul-de-sac location, just a short walk from a popular local schools.

**Offers Over £450,000**

01992 87 85 80

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### Overall Description

This is a very well-presented semi-detached house that has been tastefully up-dated and modernised by its current owners to create a comfortable and stylish family home. The property is in good decorative order throughout and has all new Upvc double-glazed windows and gas central-heating that is serviced annually by British Gas. Upstairs, the house has three bedrooms, two doubles and a single, as well as a modern bathroom. Downstairs there is an entrance porch leading to an open-plan sitting/dining room with wooden parquet flooring and coal-effect gas fire, as well as a contemporary kitchen. To the front of the house is a brick-paved driveway with a side gate leading to a pleasant and private back garden. From here, a gate leads to the garage, which is en-block with a separate entrance via the neighbouring street. This house is being sold with no onward chain, so if you are looking for a nicely presented and modern family home, ideally located for schools and other amenities, then viewing is highly recommended.

### Location

The property sits in a family friendly cul-de-sac location in the Hertfordshire town of Cheshunt, so close to an excellent choice of local shops and other amenities along the High Street, just a short walk away. There are several very good schools locally, including three just a five minute's walk away (Burleigh Primary School, Arlesdene Nursery and Cocos Pre-School) with other excellent choices in the area such as Cheshunt School, Goffs School, and St Marys. The property is close to good road and rail links with Cheshunt and Theobald's Grove railway stations providing regular trains to London Liverpool Street (c.30 mins) and the A10 giving fast access to the M25, London and beyond. Just up the A10 is the The Brookfield Shopping Centre (M&S, Tesco, Next, etc.). Also close-by is the Laura Trott Leisure Centre (swimming pool, tennis, squash, gym) and the Lea Valley Whitewater Centre (built for the 2012 Olympics) is just a short drive away. There is plenty of beautiful Hertfordshire countryside close to hand, making this is an ideal location for active families that love the outdoors.

### Accommodation

From the driveway two part-glazed French Doors lead to the:

#### Entrance Porch 7'6 x 2'4 (2.29m x 0.71m)

Two windows to front. Storage cupboard. Front door to:

#### Sitting/Dining Room 31'3 x 18'8 widest (9.53m x 5.69m widest)

A large open-plan sitting/dining room with stairs up to the first floor. Window and French doors to rear. Fireplace with ornate mantel, marble surround and coal-effect gas fire. Wooden parquet floor. Under-stairs cupboard. TV aerial point. Two radiators.

#### Kitchen 12'10 x 7'11 (3.91m x 2.41m)

Window to the front. Kitchen units with roll-top worksurfaces and stainless steel sink unit. Electric cooker, hob with tiled splash-back and stainless steel extractor above. Space for fridge/freezer. Space and plumbing for washing-machine and tumble-drier. Tiled floor. Stable door to side.

#### First Floor 9'9 x 3' (2.97m x 0.91m)

From the sitting room stairs lead up to the landing. Loft hatch (Loft is part-boarded with ladder and light).

#### Bedroom One 11'5 x 9'5 (3.48m x 2.87m)

Window to rear. Exposed wooden floorboards. Two wardrobe units. Wall-mounted TV aerial point. Radiator.

#### Bedroom Two 13'3 x 8'8 (4.04m x 2.64m)

Window to front. Cupboard housing the gas central-heating boiler. Exposed floorboards. Radiator.

#### Bedroom Three 9'11 x 6'8 (3.02m x 2.03m)

Window to front. Deep over-stairs wardrobe with cupboard over. Wood-effect laminate floor. Radiator.

#### Bathroom 9'5 x 4'10 (2.87m x 1.47m)

Frosted window to rear. Panel bath with shower attachment. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Wood-effect laminate floor. Tiled walls. Radiator.

### Outside

The property has a brick-paved drive to the front with space for two cars. A side gate leads around to the back garden with patio area, central lawn, flowerbeds (containing olive tree, fig and a vine) as well as fencing for privacy. A gate leads down a pathway to the en-block GARAGE: with up and over garage door.

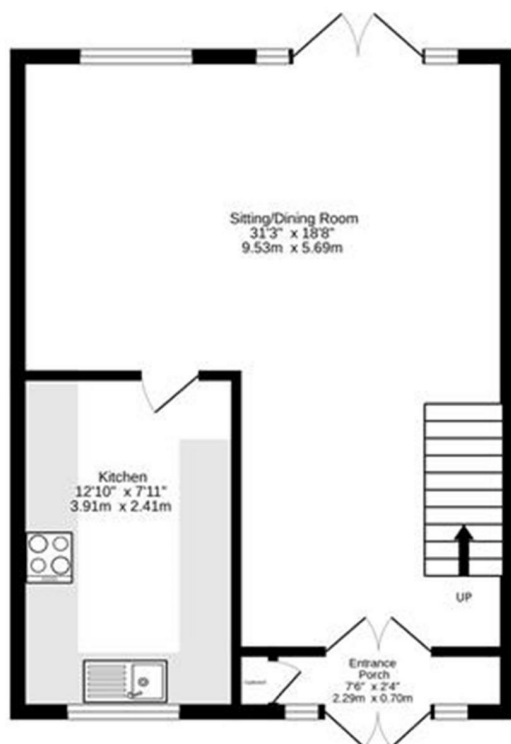
### Services and Other Information

Mains gas, electricity, water and drainage. Gas central-heating (serviced regularly by British Gas). TV aerial point. Telephone point. New Upvc double-glazed windows. Council Tax Band D.

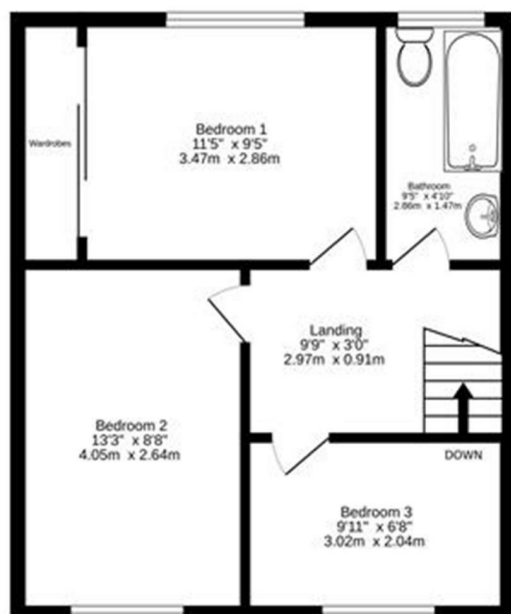
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Ground Floor  
466 sq.ft. (43.3 sq.m.) approx.



1st Floor  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.6 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 |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>85</b> |
| (69-80) <b>C</b>                                   | <b>70</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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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