

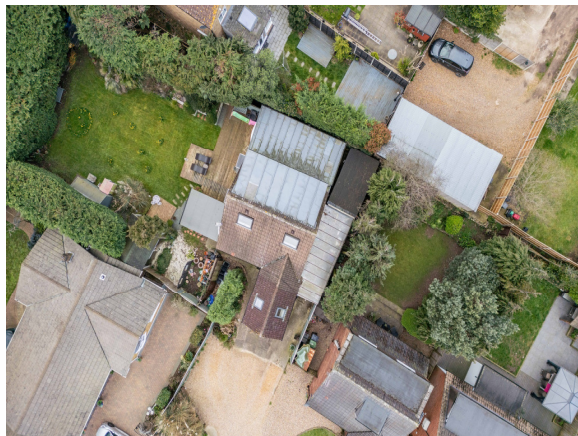


Sandon Road, Cheshunt WALTHAM CROSS EN8 9RB

welcome to

Sandon Road, Cheshunt WALTHAM CROSS

William H Brown are delighted to bring to the market this immaculately presented and most unique three/four bedroom detached family home in a highly sought after location in a quiet cul-de-sac in Cheshunt. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Radiator, engineered wood floor, storage cupboard.

Lounge

15' 5" x 11' 2" (4.70m x 3.40m)

Two double glazed french doors to rear aspect, radiator.

Dining Room/bedroom 4

11' 2" x 9' 5" (3.40m x 2.87m)

Double glazed window to front aspect, radiator, engineered wood flooring.

Reception Room

11' 3" x 11' 3" (3.43m x 3.43m)

Double glazed bow window to rear aspect, engineered wood flooring, radiator.

Kitchen

22' 8" x 8' 10" (6.91m x 2.69m)

Two double glazed velux windows, double glazed window to front aspect, integrated freezer, integrated double fridge, laminate flooring, a range of wall and base units with complimenting worktops, integrated double oven and warming tray, integrated dishwasher and washing machine, induction hob and extractor fan.

Bedroom 1

23' x 13' 2" (7.01m x 4.01m)

Two double glazed window to rear aspect, vertical radiator, dressing room area, fitted wardrobes, storage cupboards.

En-Suite

wc, vinyl floor, chrome heated radiator, part tiled walls, shower cubicle, twin sink unit, custom made storage.

Bedroom 2

17' 11" x 10' 3" (5.46m x 3.12m)

Double glazed window to rear aspect, double glazed velux window to front aspect, radiator, laminate floor.

Bedroom 3

17' 8" x 13' 1" (5.38m x 3.99m)

Double glazed window to rear aspect, double glazed velux window to front aspect, laminate floor, radiator, walk in wardrobe.

Bathroom

Double glazed window to side aspect, chrome heated radiator, walk in shower, underfloor heating, tiled floor, tiled walls, wc, wash hand basin, built in vanity unit, heated mirror, fully tiled.

Exterior

Detached brick building, double carport.

Front Garden

To the front of the property is driveway ample for several cars

Rear Garden

To the rear of the property is a decking area, two sheds, hot tub, pergola, pond and plenty of lawn area, expansive decking area, deep borders with specimen trees.



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welcome to

Sandon Road, Cheshunt WALTHAM CROSS

- Detached family home
- Plenty of living space throughout the home
- Bright throughout
- Driveway for several cars
- Stunning rear garden with hot tub and pergola area

Tenure: Freehold EPC Rating: D

£690,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108351 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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