



**Hollybush Way, Cheshunt Waltham Cross EN7 6EP**

**welcome to**

**Hollybush Way, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this lovely and spacious two bedroom family home with its own driveway for two cars. An early viewing is a must!



## **Accommodaton Comprises Of:**

### **Entrance Porch**

Double glazed window to side aspect, radiator, wood flooring.

### **Lounge**

13' x 11' 9" ( 3.96m x 3.58m )

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

### **Kitchen**

11' 8" x 11' 5" ( 3.56m x 3.48m )

Double glazed door to rear aspect, double glazed window to rear aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, part tiled walls, integrated oven, plumbing for washing machine, wood flooring.

### **Landing**

Access to the loft.

### **Bedroom 1**

11' 1" x 10' 4" ( 3.38m x 3.15m )

Double glazed window to front aspect, laminate flooring, built in wardrobe, storage cupboard.

### **Bedroom 2**

11' 9" x 7' 4" ( 3.58m x 2.24m )

Two double glazed windows to rear aspect, laminate floor, built in wardrobe.

### **Bathroom**

wash hand basin, radiator, tiled floor, tiled walls, paneled bath, wc.

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway suitable for 2 cars.

#### **Rear Garden**

To the rear of the property is a decking area, outbuilding.



***view this property online*** [williamhbrown.co.uk/Property/BRX108467](http://williamhbrown.co.uk/Property/BRX108467)



welcome to

## Hollybush Way, Cheshunt Waltham Cross

- Driveway for two cars
- Two bedrooms
- Lovely garden
- Spacious throughout and in great condition
- Popular residential location

Tenure: Freehold EPC Rating: D

offers in excess of

**£380,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX108467](https://www.williamhbrown.co.uk/Property/BRX108467)



Property Ref:  
BRX108467 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**