



Blindmans Lane, Cheshunt Waltham Cross EN8 9DR

welcome to

Blindmans Lane, Cheshunt Waltham Cross

William H Brown are thrilled to bring to the market this absolutely stunning and rarely available seven bedroom semi detached family home situated in a popular residential location. An early internal viewing is a must!



Accommodation Comprises: Entrance Hall

In two parts with a radiator on both sections.

Lounge

22' 7" x 16' 1" (6.88m x 4.90m)

Two secondary glazed windows to front aspect, gas fire, radiator.

Dining Room

25' 6" x 17' 5" (7.77m x 5.31m)

Two secondary glazed windows to side aspect, double glazed window to rear aspect, door to rear aspect, fireplace, radiator.

Kitchen

13' 11" x 13' 4" (4.24m x 4.06m)

Secondary glazed window to front aspect, a range of wall and base units with complementing granite worktops, space for range oven, space for fridge freezer, integrated dishwasher, tiled floor, part tiled walls, radiator.

Utility Room

9' 8" x 5' 9" (2.95m x 1.75m)

Secondary glazed window to side aspect, plumbing for white goods, tiled floor, tiled walls, wc, wash hand basin.

Shower Room

Walk in shower cubicle, radiator, tiled walls, tiled floor, extractor fan.

2nd Utility Room

5' 11" x 3' 10" (1.80m x 1.17m)

Secondary glazed window to side aspect and door to rear aspect.

1st Floor Landing

Secondary glazed windows to rear and side aspect, two radiators.

Bedroom 1

17' 9" x 17' 6" (5.41m x 5.33m)

Secondary glazed window to rear aspect, secondary

glazed window to side aspect, laminate floor, radiator, fitted wardrobe.

Bedroom 2

13' 4" x 7' 11" (4.06m x 2.41m)

Secondary glazed window to side aspect, laminate floor, radiator, access to the loft.

Bedroom 3

11' 7" x 11' 1" (3.53m x 3.38m)

Secondary glazed window to side aspect, radiator.

Bedroom 4

16' 3" x 11' 3" (4.95m x 3.43m)

Two secondary glazed windows to front aspect, radiator, laminate floor.

Bathroom

Secondary glazed window to front aspect, stand alone bath, walk in shower cubicle, wash hand basin, tiled floor, tiled walls.

Wc

Tiled floor, tiled walls, wc, window to rear aspect, radiator.

Bedroom 5

13' 5" x 12' 7" (4.09m x 3.84m)

Secondary glazed window to front aspect, radiator, two built in wardrobes.

Second Floor Landing

Secondary glazed windows to rear aspect.

Bedroom 6

16' 7" x 12' (5.05m x 3.66m)

Secondary glazed windows to front and rear aspect, radiator.

Bedroom / Study

10' 9" x 6' 9" (3.28m x 2.06m)

Secondary glazed window to front aspect, radiator.

Exterior Front Garden

To the side of the property is a double garage, to the front of the property is lawn and shrubs.

Rear Garden

To the rear of the property is a patio and lawn area, three sheds.



view this property online williamhbrown.co.uk/Property/BRX108139



welcome to

Blindmans Lane, Cheshunt Waltham Cross

- Seven bedrooms
- Two bathrooms
- Two huge reception rooms
- Grade II listed building
- Driveway and double garage

Tenure: Freehold EPC Rating: D

offers in excess of

£1,350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108139



Property Ref:
BRX108139 - 0010

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



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk