





The Ranch House Hammondstreet Road, Cheshunt Waltham Cross EN7 6PH



welcome to

The Ranch House Hammondstreet Road, Cheshunt Waltham Cross

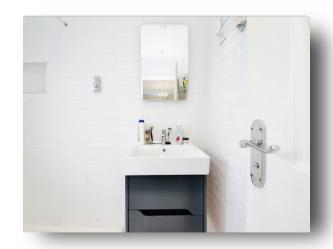
William H Brown are delighted to bring to the market this stunning and spacious four bedroom detached family home situated in a private and secluded turning in a sought after area of Cheshunt













Accommodation Comprises Of: Entrance Hall

Radiator, tiled floor.

Cloakroom

Extractor fan, radiator, wc, wash hand basin.

Lounge

16' 4" x 9' 10" (4.98m x 3.00m)

Double glazed window to front aspect, part tiled walls.

Reception Room 3

17' 5" x 12' (5.31m x 3.66m)

Double glazed french doors, double glazed window to rear aspect, gas fireplace.

Kitchen

13' 4" x 11' 7" (4.06m x 3.53m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, gas hob, tiled floor, part tiled walls, integrated fridge freezer, integrated dishwasher, tiled floor.

Utility Room

8' 4" x 6' 9" (2.54m x 2.06m)

Tiled floor, a range of wall and base units with complimenting worktops, radiator, plumbing for washing machine.

Landing

Double glazed window to front aspect, radiator, access to the loft.

Bedroom 1

15' 9" x 12' 3" (4.80m x 3.73m)

Double glazed window to rear aspect, fitted wardrobe, radiator.

En-Suite

Double glazed window to side aspect, tiled floor, wc, vanity mirror, chrome heated radiator, walk in shower cubicle, tiled walls.

Bedroom 2

17' 2" x 11' 4" (5.23m x 3.45m)

Double glazed window to rear aspect, laminate floor, fitted wardrobe, radiator.

Bedroom 3

11' 8" x 9' 10" (3.56m x 3.00m)

Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom 4

13' 4" x 9' 10" (4.06m x 3.00m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to side aspect, radiator, wc, tiled floor, shower cubicle, paneled bath, part tiled walls.

Exterior Front Garden

To the front of the property is a driveway suitable for several cars, garage.

Rear Garden

To the rear of the property is side access, shed, patio and lawn areas.





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The Ranch House Hammondstreet Road, Cheshunt Waltham Cross

- Detached family home
- Four bedrooms
- Two reception rooms
- Lovely secluded rear garden
- Close to local schools and shops

Tenure: Freehold EPC Rating: C

offers in excess of

£750,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108270



Property Ref: BRX108270 - 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.





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