









## welcome to

## **Little Grove Avenue, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning and spacious four bedroom detached family home situated in this popular residential location. An early viewing is a must!

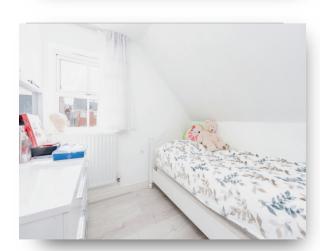












# **Accommodation Comprising Of: Entrance Porch**

Double glazed window to front aspect, tiled floor.

#### **Entrance Hall**

Laminate floor, storage cupboard, radiator.

#### Cloakroom

Double glazed window to front aspect, tiled floor, tiled walls, wc, wash hand basin.

### Lounge

13' 4" x 13' (4.06m x 3.96m)

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

#### Kitchen

21' 1" x 9' 5" ( 6.43m x 2.87m )

Double glazed window to rear aspect, double glazed door to rear aspect, tiled floor, part tiled walls, integrated oven, gas hob, integrated fridge freezer, integrated dishwasher.

## Utility

6' 10" x 4' 9" ( 2.08m x 1.45m )

Double glazed door to rear aspect, tiled floor, plumbing for washing machine, sink unit, wall and base units with complimenting worktops.

## Landing

Access to the loft, storage cupboard.

## **Bedroom 1**

14' 1" x 9' 10" ( 4.29m x 3.00m )

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

## **En-Suite**

Double glazed window to side aspect, tiled floor, tiled walls, walk in wardrobe, wc, wash hand basin, radiator.

## **Bedroom 2**

11' 2" x 6' 9" ( 3.40m x 2.06m )

Double glazed window to front aspect, radiator,

laminate flooring.

### **Bedroom 3**

11' 10" x 9' 9" ( 3.61m x 2.97m )

Double glazed window to rear aspect, radiator, built in wardrobe, laminate flooring.

#### **Bedroom 4**

11' 3" x 9' 5" ( 3.43m x 2.87m )

Double glazed window to rear aspect, storage cupboard, laminate flooring, radiator.

#### **Bathroom**

Double glazed window to rear aspect, paneled bath, wc, wahs hand basin, tiled floor, tiled walls, chrome heated radiators.

# **Exterior Front Garden**

To the front of the property is a garage, driveway.

#### Rear Garden

To the rear of the property is a patio area, lawn area, side access to the rear of the property.





## welcome to

# Little Grove Avenue, Cheshunt Waltham Cross

- Detached family home
- Four bedrooms
- Garage and drive
- Family bathroom, downstairs wc and en-suite
- Spacious throughout

Tenure: Freehold EPC Rating: Awaited

£699,950









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