



Little Grove Avenue, Cheshunt Waltham Cross EN7 6US

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, wash 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.



view this property online williamhbrown.co.uk/Property/BRX108630



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX108630](https://www.williamhbrown.co.uk/Property/BRX108630)



Property Ref:
BRX108630 - 0004

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, BROXBORNE, Hertfordshire,
EN10 7HX



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