









welcome to

Bushbarns, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this lovely three bedroom family home situated in a really popular location in Cheshunt. An early viewing is a must.













Accommodation Comprises Of: Entrance Porch

Double glazed window to side aspect, radiator, laminate floor, storage cupboard.

Lounge

16' 7" x 14' 11" (5.05m x 4.55m) Laminate floor, storage cupboard, french doors.

Kitchen

14' 10" x 8' 4" (4.52m x 2.54m)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, sink unit, integrated dishwasher, integrated oven, space for fridge freezer, hob and extractor fan, part tiled walls, vinyl floor.

Bedroom 1

14' 11" x 10' 2" ($4.55m \times 3.10m$) Double glazed window to front aspect, fitted wardrobe, radiator

Bedroom 2

9' 8" x 6' 2" (2.95m x 1.88m) Double glazed window to rear aspect, radiator.

Bedroom 3

 $9' 4" \times 8' 6"$ ($2.84m \times 2.59m$) Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to side aspect, paneled bath, vinyl floor, chrome heated radiator, wash hand basin, wc, tiled walls.

Exterior Rear Garden

To the rear of the property is rear access, summer house, shed.





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Bushbarns, Cheshunt Waltham Cross

- Fnd of terrace
- Three bedrooms
- Allocated parking
- Great condition throughout
- Popular location

Tenure: Freehold EPC Rating: C

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108703



Property Ref: BRX108703 - 0002 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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