



Elderbek Close, Cheshunt Waltham Cross EN7 6HS

welcome to

Elderbek Close, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this rarely available charming two bedroom bungalow situated in a popular residential location in West Cheshunt. An early viewing is a must!



Accommodation Comprising Of Hall

Radiator

laid lawn.

Wc

Double glazed window to front aspect, wash hand basin, wc, tiled walls and tiled floors, cupboard, radiator

Kitchen

13' 8" x 11' 6" (4.17m x 3.51m)

Double glazed window to front aspect, door to rear garden, range of wall and base units with complimenting worktops. Integrated oven, hob, sink unit, plumbing for a dishwasher and washing machine, integrated fridge freezer, tiled floor and part tiled walls

Living Room

18' 2" x 13' 2" (5.54m x 4.01m)

Double glazed windows to side and rear aspect, patio doors to rear garden, two radiators

Study

9' x 4' 1" (2.74m x 1.24m)

Loft access

Bedroom 1

13' x 9' 3" (3.96m x 2.82m)

Double glazed window to front aspect, fitted wardrobes, radiator

Bedroom 2

13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed window to rear aspect, built in wardrobes, radiator

Bathroom

Double glazed window to rear aspect, wc, walk in shower, wash hand basin, tiled floor, part tiled walls

Exterior

To the front of the property is a large drive affording offstreet parking for several cars, and to the rear is side access, a lovely decked area, a patio area and a



view this property online williamhbrown.co.uk/Property/BRX108720



welcome to

Elderbek Close, Cheshunt Waltham Cross

- Large Driveway
- Bungalow
- Two Good Bedrooms
- Lovely rear gardens
- Kitchen

Tenure: Freehold EPC Rating: C

£435,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108720



Property Ref:
BRX108720 - 0005

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