



**Roberts Close, Cheshunt Waltham Cross EN8 9RY**



**welcome to**

## **Roberts Close, Cheshunt Waltham Cross**

William H Brown are delighted to bring to market this stunning four bedroom detached family home situated in a quiet and sought after location in Cheshunt. The property is a few minutes walk from Cheshunt train station with fast links in to London Liverpool Street.

### **Accommodation Comprises Of: Entrance Hall**

Radiator, laminate floor, storage cupboard.

### **Cloakroom**

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

### **Lounge**

18' 2" Max x 11' ( 5.54m Max x 3.35m )  
Double glazed window to front aspect, laminate floor.

### **Dining Room**

11' 11" x 9' 4" ( 3.63m x 2.84m )  
Double glazed french doors, laminate floor, radiator.

### **Kitchen**

16' 6" Max x 11' 7" Max ( 5.03m Max x 3.53m Max )  
Double glazed window to rear aspect, french doors, a range of wall and base units with complimenting worktops, radiator, part tiled walls, laminate floor, integrated oven, integrated dishwasher, space for fridge freezer.

### **Utility Room**

7' 5" x 5' 3" ( 2.26m x 1.60m )  
Double glazed door to rear aspect, plumbing for washing machine, laminate floor.

### **Landing**

Double glazed window to side aspect, radiator, access to the loft, storage cupboard.

### **Bedroom 1**

12' 3" x 11' 7" ( 3.73m x 3.53m )  
Double glazed window to front aspect, radiator.

### **En-Suite**

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

### **Bedroom 2**

10' 10" max x 9' 7" max ( 3.30m max x 2.92m max )  
Double glazed window to rear aspect, radiator.

### **Bedroom 3**

7' 4" x 8' ( 2.24m x 2.44m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

8' 9" x 6' 6" ( 2.67m x 1.98m )  
Double glazed window to front aspect, radiator.

### **Bathroom**

Tiled floor, radiator, tiled walls, wc, wash hand basin, paneled bath.

### **Exterior Front Garden**

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

### **Rear Garden**

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





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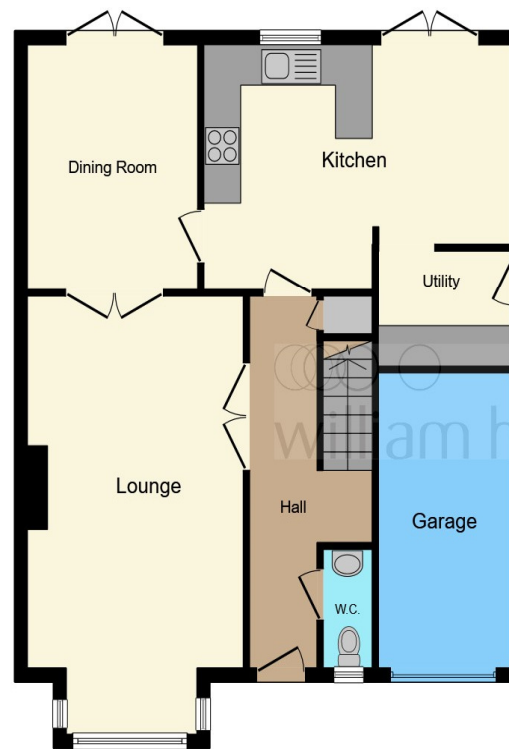
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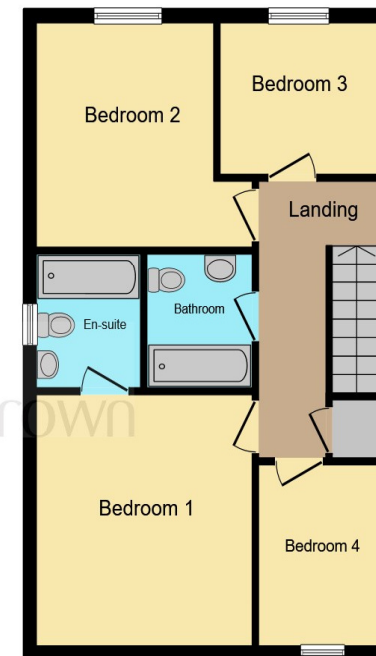
- Four bedrooms
- Detached
- En suite, family bathroom & downstairs wc
- Driveway and garage
- Spacious throughout

Tenure: Freehold EPC Rating: C

**£700,000**



Ground Floor



First Floor

Total floor area 127.2 m<sup>2</sup> (1,369 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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.

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