



**Hunters Reach, Waltham Cross EN7 6HQ**

**welcome to**

## Hunters Reach, Waltham Cross

William H Brown are delighted to bring to the market this lovely, spacious four bedroom detached family home situated in a quiet cul de sac in a popular Cheshunt location. An early viewing is a must.

### Accommodation Comprises Of:

#### Entrance Hall

Radiator

#### Cloakroom

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

#### Study

9' 9" x 7' 10" ( 2.97m x 2.39m )

Double glazed window to front aspect, radiator.

#### Lounge / Diner

27' 9" max into bay window x 12' 9" max ( 8.46m max into bay window x 3.89m max )

Double glazed window to front aspect, two radiators, patio doors.

#### Kitchen

15' 2" max x 14' 8" max ( 4.62m max x 4.47m max )

Double glazed window to rear aspect, double glazed window to rear aspect, storage cupboard, a range of wall and base units with complimenting worktops, radiator, integrated oven, tiled floor, part tiled walls.

#### Utility Room

8' max x 5' 7" max ( 2.44m max x 1.70m max )

Double glazed window to side aspect, plumbing for washing machine, radiator, space for fridge freezer, tiled floor, sink unit.

#### Landing

Access to the loft, storage cupboard.

#### Bedroom 1

16' 3" max into wardrobe x 11' 8" max ( 4.95m max into wardrobe x 3.56m max )

Double glazed window to front aspect, fitted wardrobe, radiator.

#### Bedroom 2

13' 6" x 7' 11" ( 4.11m x 2.41m )

Double glazed window to front aspect, radiator.

#### Bedroom 3

9' 2" x 8' 11" ( 2.79m x 2.72m )

Double glazed window to rear aspect, radiator.

#### Bedroom 4

8' 11" x 6' 10" ( 2.72m x 2.08m )

Double glazed window to rear aspect, radiator, fitted wardrobe.

#### Bathroom

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

#### Exterior

##### Front Garden

To the front of the property is a driveway, lawn area.

##### Rear Garden

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





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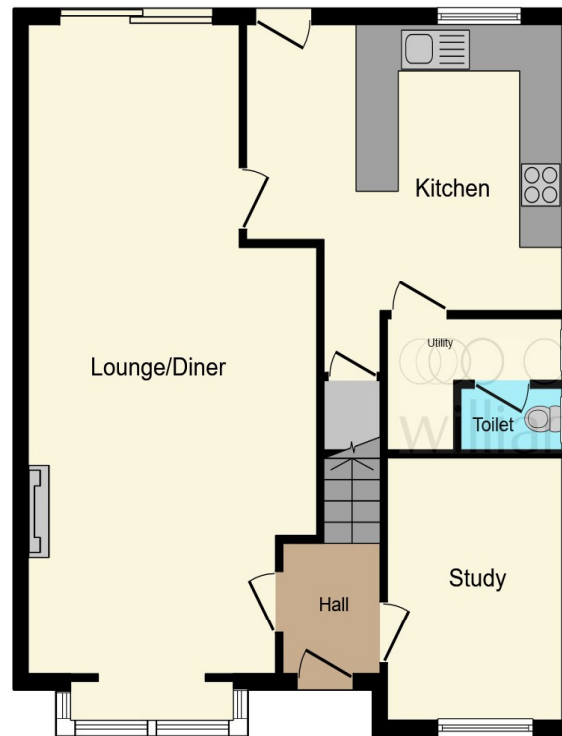
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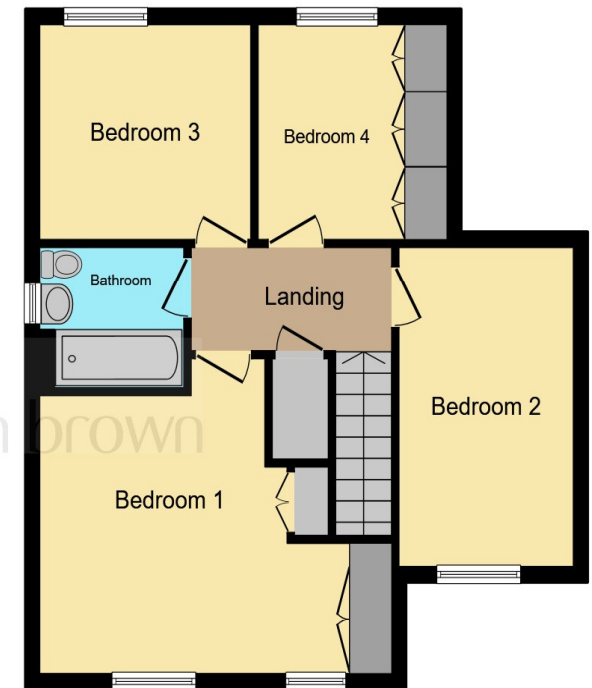
- Detached
- Four bedrooms
- Two reception rooms
- Driveway
- Lovely rear garden

Tenure: Freehold EPC Rating: C

**£595,000**



**Ground Floor**



**First Floor**

Total floor area 121.6 m<sup>2</sup> (1,309 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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Property Ref:  
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