



**Hornbeam Way, Waltham Cross EN7 6EZ**

**welcome to**

## **Hornbeam Way, Waltham Cross**

William H Brown are delighted to bring to the market this chain free substantial and extended four bedroom detached family home situated in a sought after Cheshunt location. An early viewing is a must!

### **Accommodation Comprises Of: Cloakroom**

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

### **Study**

8' 2" x 6' 9" ( 2.49m x 2.06m )

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

### **Lounge**

24' max x 14' 8" max ( 7.32m max x 4.47m max )

Double glazed window to front aspect, laminate floor, radiator, fireplace/log burner.

### **Kitchen**

23' 9" x 8' 3" ( 7.24m x 2.51m )

Two double glazed window to rear aspect, french doors, radiator, laminate floor, a range of wall and base units with complimenting worktops, breakfast bar, space for range cooker, integrated fridge freezer, integrated dishwasher.

### **Utility Room**

7' 9" x 5' ( 2.36m x 1.52m )

Laminate floor, plumbing for washing machine and tumble dryer, double American style fridge and larder.

### **Landing**

Storage cupboard, access to the loft.

### **Bedroom 1**

15' 2" max x 10' 2" max ( 4.62m max x 3.10m max )

Two double glazed windows to front aspect, laminate floor, radiator.

### **En-Suite**

Double glazed window to side aspect, laminate

floor, radiator, tiled walls, shower cubicle.

### **Bedroom 2**

15' 2" max x 8' 2" max ( 4.62m max x 2.49m max )

Double glazed window to rear aspect, laminate floor, access to kitchen extension loft.

### **Bedroom 3**

9' 7" x 8' 2" ( 2.92m x 2.49m )

Double glazed window to front aspect, laminate floor, radiator.

### **Bedroom 4**

9' 8" x 7' 11" ( 2.95m x 2.41m )

Double glazed window to rear aspect, laminate floor, radiator.

### **Bathroom**

Double glazed window to rear aspect, tiled floor, tiled walls, paneled bath,

### **Exterior Front Garden**

To the front of the property is a garage, driveway, 7.5Kw Car Charger.

### **Rear Garden**

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

### **Outside Professional Kitchen**

Sink unit, stainless steel walls, aluminum flooring, extraction system for the BBQ.





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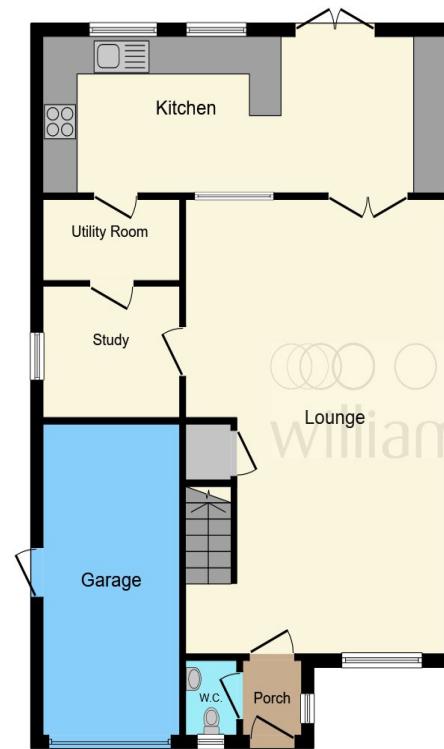
## Hornbeam Way, Waltham Cross

- Chain free
- Detached
- Extended four bedroom family home
- Professional kitchen in the rear garden
- Drive and garage

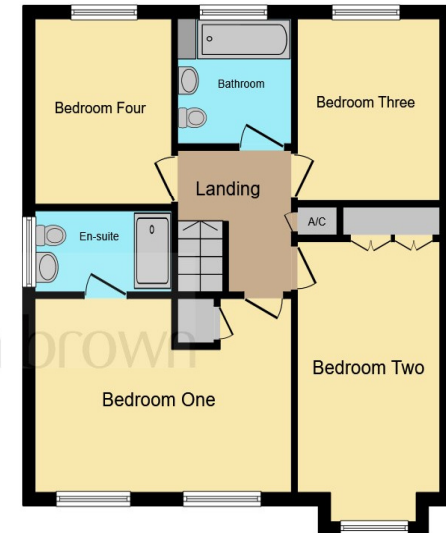
Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£700,000**



Ground Floor



First Floor

Total floor area 130.6 m<sup>2</sup> (1,406 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:  
BRX109342 - 0003

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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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