



**Bloomfield Road, Cheshunt Waltham Cross EN7 6WJ**

**welcome to**

## **Bloomfield Road, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this substantial five bedroom detached family home situated in the heart of popular West Cheshunt. An internal viewing is a must!

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

Storage cupboard, laminate floor, radiator.

### **Cloakroom**

wc, radiator, wash hand basin, tiled floor, tiled walls.

### **Lounge**

11' 8" x 9' 5" ( 3.56m x 2.87m )

Laminate floor, Bi-folding doors leading to conservatory, feature fireplace with gas insert and marble surround

### **Dining Room**

13' 10" max into bay window x 8' 7" max ( 4.22m max into bay window x 2.62m max )

Double glazed bay window to front aspect, radiator.

### **Reception Room/Office**

11' 7" x 8' ( 3.53m x 2.44m )

Double glazed bay window to front aspect, laminate flooring.

### **Kitchen**

15' 5" x 8' 8" ( 4.70m x 2.64m )

Window to side aspect, comprehensively fitted with a range of matching wall and base units, ample preparation surfaces incorporating one and a half bowl composite sink drainer, slab splash back, electric oven with five ring induction hob and extractor, integrated under counter freezer and an integrated full height fridge and integrated dishwasher.

### **Conservatory**

25' max narrowing to 7' 8" x 12' 2" max ( 7.62m max narrowing to 2.34m x 3.71m )

L shaped conservatory construction of UPVC, fan lighting, laminate flooring, three radiators.

### **Bedroom 1**

19' 3" max x 16' 4" max ( 5.87m max x 4.98m max )

Double glazed velux window to front aspect, juliet balcony, radiator.

### **En-Suite**

Double glazed widow to rear aspect, tiled floor, tiled walls, wc, radiator, walk in shower cubicle.

### **Wardrobe Area**

10' x 5' 5" ( 3.05m x 1.65m )

Double glazed velux window to front aspect, storage cupboard.

### **Bedroom 2**

15' max x 12' 8" max ( 4.57m max x 3.86m max )

Three double glazed windows to front aspect, fitted wardrobe.

### **En-Suite**

Double glazed window to front aspect, walk in shower cubicle, chrome heated radiator, wc, wash hand basin, tiled floor, tiled walls.

### **Bedroom 3**

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### **Bedroom 4**

9' 9" max into wardrobe x 8' 8" max ( 2.97m max into wardrobe x 2.64m max )

Double glazed window to rear aspect, fitted wardrobe, access to the loft.

### **Bedroom 5**

10' x 6' 8" ( 3.05m x 2.03m )

Double glazed window to rear aspect, radiator.

### **Bathroom**

Frosted double glazed window to side aspect, fitted with a white suite comprising, panel enclosed bath with mixer taps, shower over with rain fall head attachment, wash hand basin with vanity unit under, fully tiled, chrome heated towel rail and extractor fan.

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway.

#### **Rear Garden**

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







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## Bloomfield Road, Cheshunt Waltham Cross

- Detached
- Five bedrooms
- Two en-suites and a family bathroom
- Three reception rooms
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£735,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 183.9 m<sup>2</sup> (1,980 sq.ft.) approx

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Property Ref:  
BRX109384 - 0005

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william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



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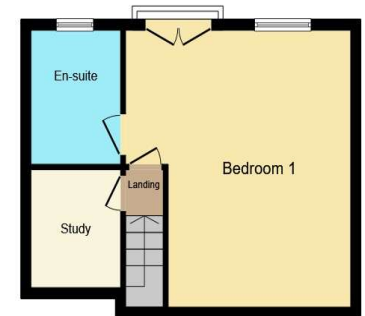
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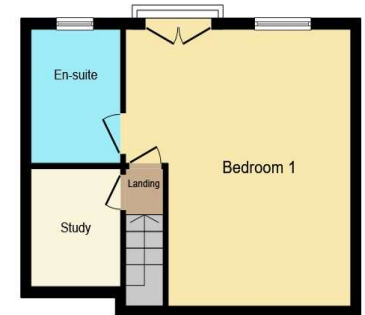
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First Floor



Second Floor

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**Second Floor**

Total floor area 183.9 m<sup>2</sup> (1,980 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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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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**