



Upper Shott, Cheshunt Waltham Cross EN7 6DR

welcome to

Upper Shott, Cheshunt Waltham Cross

William H Brown are pleased to present this fantastic four bedroom, semi-detached family home that's located in the sought after West Cheshunt area. The property is very well presented throughout, ready to move in and has space for all the family, however there is potential to extend further STPP!

Accommodation Comprises Of:

Entrance Hall

Laminate floor, understairs storage cupboard, storage cupboard, radiator, stairs to first floor.

Cloakroom

Double glazed window to front aspect, vanity unit, laminate floor, wc, radiator.

Lounge

14' 10" x 12' 10" (4.52m x 3.91m)
Double glazed window to front aspect, radiator, laminate floor.

Kitchen / Diner

19' 2" max x 13' 4" max (5.84m max x 4.06m max)
Laminate floor, double glazed window to rear aspect, double glazed door to rear aspect, extractor fan, plumbing for washing machine and dishwasher, stainless steel sink with mixer tap and drainer unit, a range of wall and base units with worksurfaces over, part tiled walls.

Landing

Laminate floor, radiator, spotlights, loft access, airing cupboard.

Bedroom 1

13' 1" max plus wardrobes x 11' 9" (3.99m max plus wardrobes x 3.58m)
Double glazed window to front aspect, laminate floor, radiator, double built in wardrobe.

Bedroom 2

18' 6" max plus wardrobe x 8' 7" max plus wardrobe (5.64m max plus wardrobe x 2.62m max plus wardrobe)
Two double glazed windows to rear aspect, laminate floor, two radiators, built in wardrobe.

En-Suite

Tiled walls, tiled floor, vanity unit, shower cubicle, extractor fan.

Bedroom 3

13' 8" max x 7' 7" max (4.17m max x 2.31m max)
Double glazed window to front aspect, laminate floor, radiator.

Bedroom 4

9' max x 8' 2" max (2.74m max x 2.49m max)
Double glazed window to front aspect, laminate floor, radiator, built in wardrobe.

Bathroom

Double glazed window to rear aspect, tiled floor, tiled walls, vanity unit with mixer tap, wc, towel radiator, paneled bath with mixer tap and shower overhead.

Exterior Front Garden

To the front of the property is a paved driveway for multiple cars, walled flowerbed.

Rear Garden

To the rear of the property is a lawn area, side access, door to garage, patio area, artificial grass, seating area, unoverlooked.

Garage

Power and lighting, tandem garage, up and over door.





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welcome to

Upper Shott, Cheshunt Waltham Cross

- Four bedroom, semi-detached house
- Modern condition throughout
- Parking for multiple cars
- Kitchen/diner with breakfast bar
- Potential to further extend STPP

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£600,000



Ground Floor



First Floor

Total floor area 132.1 m² (1,422 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

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Property Ref:
BRX109436 - 0003

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