



**Holbeck Lane, Cheshunt Waltham Cross EN7 6QH**

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## **Holbeck Lane, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning and spacious four bedroom detached family home tucked away in a highly sought after West Cheshunt location. An internal viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Double glazed window to side aspect, wood flooring, radiator.

#### **Cloakroom**

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

#### **Lounge**

16' 8" x 12' 4" ( 5.08m x 3.76m )

Double glazed window to front aspect, oak flooring, vertical radiator.

#### **Dining Room**

13' x 10' ( 3.96m x 3.05m )

Double glazed window to rear aspect, oak flooring, french doors, radiator.

#### **Kitchen**

18' 10" x 14' 4" ( 5.74m x 4.37m )

Storage cupboard, laminate floor, island, integrated dishwasher, space for fridge freezer, space for range cooker, a range of wall and base units with complimenting granite worktops.

#### **Utility Room**

4' 10" x 4' ( 1.47m x 1.22m )

Plumbing for washing machine, tiled floor.

#### **Bedroom 1**

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#### **En-Suite**

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#### **Exterior**

##### **Front Garden**

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- Detached family home
- Sought after location
- Four bedrooms
- Family bathroom, en-suite, wc
- Living room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£775,000**



Ground Floor



First Floor

Total floor area 154.7 m<sup>2</sup> (1,665 sq.ft.) approx

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