



**Hilltop Close, Cheshunt Waltham Cross EN7 6QN**

**welcome to**

## **Hilltop Close, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this lovely chain free semi detached three bedroom family home situated in a really sought after location in West Cheshunt. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Porch**

Front door.

#### **Lounge/Kitchen Diner**

22' 9" x 20' 5" ( 6.93m x 6.22m )

#### **Lounge**

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

#### **Kitchen**

A range of wall and base units with complimenting worktops, integrated oven, space for washing machine, gas hob, double glazed window to rear aspect, island, shutter blinds.

#### **Landing**

Double glazed window to side aspect.

#### **Bedroom 1**

12' 6" x 11' 6" ( 3.81m x 3.51m )

Double glazed window to front aspect, radiator.

#### **Bedroom 2**

11' 10" x 10' ( 3.61m x 3.05m )

Double glazed window to rear aspect, radiator.

#### **Bedroom 3**

8' 8" x 8' 2" ( 2.64m x 2.49m )

Double glazed window to rear aspect, radiator.

#### **Loft Room**

20' 10" x 10' 2" ( 6.35m x 3.10m )

Three double glazed velux windows to rear aspect.

#### **Bathroom**

Double glazed window to rear aspect, paneled bath, wash hand basin, tiled walls, tiled floor.

#### **Wc**

Double glazed window to rear aspect, wc, tiled walls, tiled floor.

#### **Exterior**

##### **Front Garden**

To the front of the property is a driveway.

##### **Rear Garden**

To the rear of the property is artificial grass, bbq area, lawn area, shed, pergola area.

#### **Outbuilding**

17' 9" x 7' 3" ( 5.41m x 2.21m )





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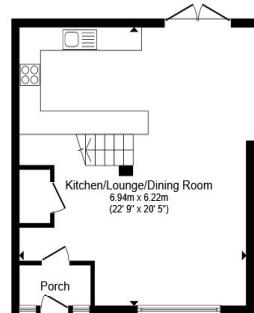
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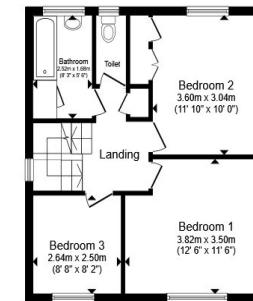
- Three bedrooms
- Loft room
- Open plan living
- Garden room
- Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

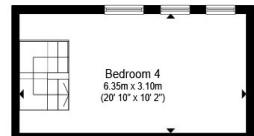


Ground Floor



First Floor

**£575,000**



Second Floor



Outbuilding

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
BRX109565 - 0002

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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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