



JR Sales & Letting

**Hammondstreet Road
Cheshunt**



**£725,000
Freehold**

Offered Chain Free is this most attractive individually built Four Bedroom Fully Detached House offering good sized family accommodation. Benefits include an En-suite to main bedroom, Two Reception Rooms, Integral Garage, Off street parking for multiple cars on driveway, Rear garden & Underfloor heating.

Situated in a non-estate location with Park & Playing field nearby. Within easy reach of Cheshunt & Cuffley train stations, schools & shopping facilities.

- Chain Free
- Plenty of Off Street Parking
- 4 Good Sized Bedrooms
- En-Suite To Main Bedroom
- Integral Garage
- Two Reception Rooms
- Under Flooring Heating Down Stairs
- Double Glazing
- Park & Country Walks Nearby
- Gas Heating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Driveway

Large driveway with parking for multiple vehicles. Shrub and flower borders. Side access to the property with potential for extension or additional garage.

Entrance

Glazed hardwood entrance door to the:-

Entrance Lobby

Coving to ceiling. Ceramic tiled floor. Underfloor heating. Door to:-

Hallway

Stairs to first floor with cupboard under. Ceramic tiled floor. Coving to ceiling. Underfloor heating. Double glazed Georgian style window to the front. Doors to:-

Downstairs W.C.

Opaque Georgian style double glazed window to the side. Underfloor heating. Low flush W.C. Pedestal wash hand basin with mixer tap. Tiled splash back. Coving to ceiling. Ceramic tiled floor. Bathroom mirror.

Living Room

15'6 x 15' into the bay
Accessed by two glazed double doors. Underfloor heating. Dual aspect Georgian style double glazed bay windows to the side and front. Coving to ceiling. Feature brick built fireplace with gas fire. Wall lights.

Kitchen

13'4 x 9'9
Georgian style double glazed window to the rear. Underfloor heating. Range of wall and base fitted units with roll edge work surfaces over incorporating and stainless steel mixer tap and drainer. Four ring Bosch gas hob with a Zanussi extractor fan over. Built in Bosch oven. Space for freestanding tall fridge freezer. Centre island. Ceramic tiled floor. plumbing for dishwasher. Tiled splash backs. Coving to ceiling. Georgian style double doors to:-

Dining Room

13'10 x 10'
Also has a door leading from the hallway. Underfloor heating. Coving to ceiling. Georgian style French doors and side windows to the rear garden.

First floor Landing

Large landing. Radiator. Coving to ceiling. Timber balustrade. Georgian style double glazed windows overlooking the playing fields. Built in airing cupboard housing and unvented cylinder. Doors to:-

Principle Bedroom

13' x 15'1
Georgian style double glazed window to the side. Range of fitted wardrobes with matching bedside cabinets, dressing table and chest of drawers. Double radiator. Wall lights. Ceiling fan. Door to:-

En-suite Shower

Opaque Georgian style double glazed window to the side. Low flush W.C. with push button flush. Radiator. Vanity wash hand basin with mixer tap and cupboard under. Double size shower cubicle with mixer valve. Inset spotlight. Extractor fan. Extensively tiled walls. Coving to ceiling.

Bedroom 2

13'4 x 10'
Georgian style double glazed window to the side. Radiator. Range of fitted wardrobes with bed recess. Matching dressing table, chest of drawers and cupboard.

Bedroom 3

12'7x 10'8
Georgian style double glazed window to the rear. Coving to ceiling. Wall lights. Radiator. Fitted wardrobe.

Bedroom 4

10'8 x 7'
Georgian style double glazed window to the rear. Radiator. Fitted wardrobe. Coving to ceiling.

Family Bathroom

Opaque double glazed window to the front. Low flush W.C. Pedestal wash hand basin with mixer tap. Radiator. Inset bath with Georgian style mixer tap and shower attachment. Bathroom mirror with light. Coving to ceiling. Enclosed tiled shower cubicle with mixer valve. Extensively tiled walls and floor in complimentary ceramics.

Garage

9'9 x 19'
Up and over door. Wall mounted Worcester Bosch boiler. Underfloor heating manifold. Consumer unit. Utility Area:- Wall and base fitted units. Plumbing for washing machine. Glazed double door to the:-

Garden

Two timber sheds. Mainly laid to lawn. Large patio area. Wall lights. Feature pond. Decking area.









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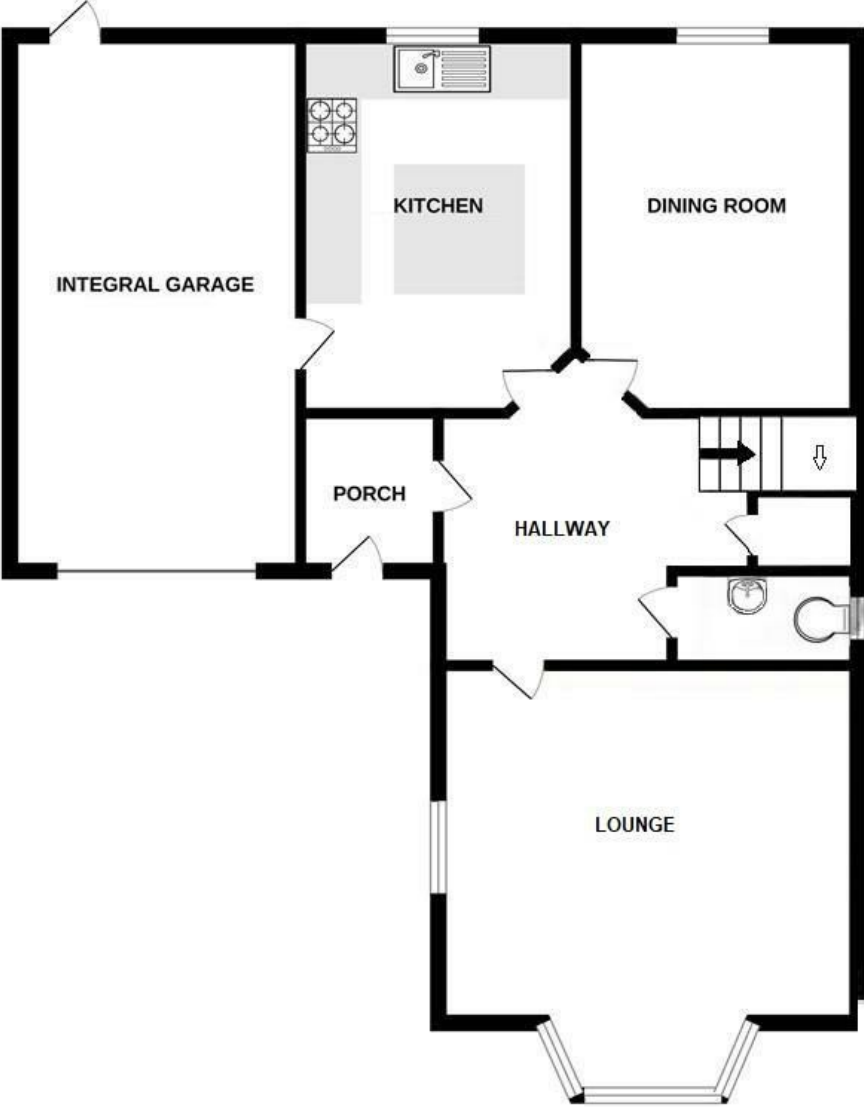


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GROUND FLOOR



1ST FLOOR

