



**Westmeade Close
Cheshunt**



**£449,995
Freehold**

Chain Free and well-presented, this three-bedroom end-of-terrace house is a must-see. Key features include **A well sized Lounge/dining room 23'10x12'3** ground floor WC, a fitted kitchen with potential to extend subject to planning permission, and a good-sized rear garden.

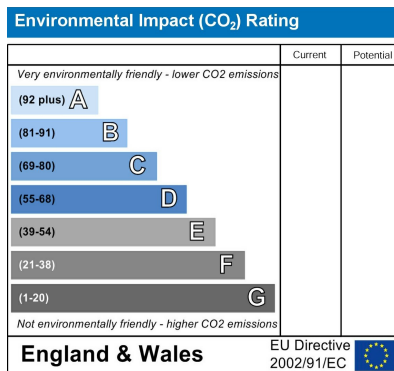
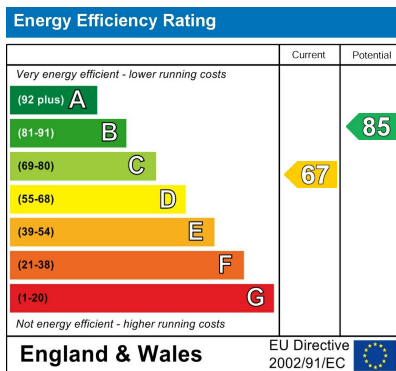
The integral garage offers potential to be converted into a fourth bedroom, playroom or study. Additionally, there is driveway parking and the potential to extend to the rear and above the front garage roof.

Excellent catchment for primary and secondary schools, one being Goffs Academy

Located within a short drive of Brookfield Farm shopping centre, Cheshunt British Rail, and the A10/M25.

Internal viewing is recommended to fully appreciate all that this home has to offer.

- Gas Heating
- Double Glazing
- Ground Floor WC
- Through Lounge/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Driveway Parking
- Integral Garage
- 46ft Rear Garden



Front

Driveway parking for 2/3 cars. Outside storage cupboard.

Entrance

Opaque UPVC leaded light double glazed entrance door to the:-

Porch

Wall light. Laminate wooden floor. Double glazed window to the side. Opaque glazed Georgian door to the:-

Living Room

23'10 x 12'3 narrowing to 11'
Double glazed sliding patio doors to the garden. Double glazed window to the front. Dado rail. 2 double radiators. Door to:-

Downstairs W.C.

Low flush W.C. with push button flush. Wall mounted wash hand basin. Part tiled walls.

Kitchen

9'10 x 7'
Double glazed window to the rear. Range of wall and base fitted units with roll edge work surfaces over, incorporating a stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Built in double oven. 4 ring gas hob. Under counter fridge. Tiled splash backs. Slate tile effect flooring.

Landing

Double glazed window to the side. Radiator. Access to loft space. Built in airing cupboard housing immersion cylinder. Cupboard housing boiler. Doors to:-

Bedroom 1

13'3 x 10'11
Double glazed window to the rear. Radiator. Built in recess for wardrobe.

Bedroom 2

10'1 x 10'4
Double glazed window to the front. Radiator. Built in wardrobe.

Bedroom 3

8'5 x 7'11
Double glazed window to the front. Radiator.

Family Bathroom

Opaque double glazed window to the rear. Panel bath with mixer tap and shower attachment. Vanity wash hand basin with cupboard under and mixer tap. Part tiled walls. Ceramic tiled floor. Inset spotlight. Radiator.

Separate W.C.

Opaque double glazed window to the rear. Part tiled walls. Ceramic tiled floor. Low flush W.C. Radiator

Garden

46'
Patio area. Mainly laid to lawn with shrub and flower borders. Small decking area to the rear. Water tap. Pedestrian side access.

Garage

15'10 x 9'
Up and over door. Power and lighting.



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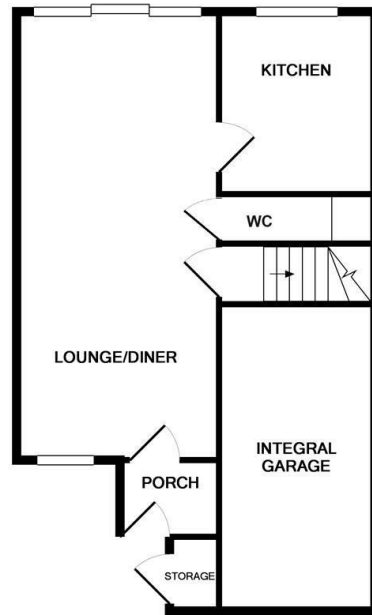
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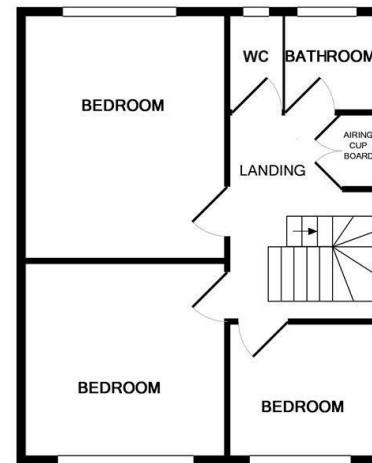
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GROUND FLOOR



1ST FLOOR