



JR Sales & Letting

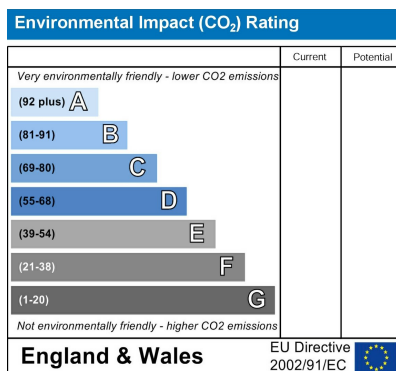
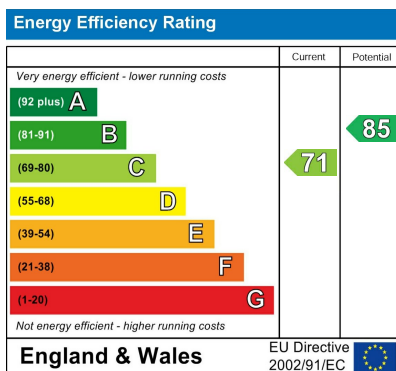
**Cavell Road  
West Cheshunt**



**£449,995  
Freehold**

This family home boasts practical features including gas heating, double glazing, and a ground floor WC. With three well-proportioned bedrooms, a family bathroom, and a lounge/dining room, it offers comfortable living spaces. A detached garage and driveway parking provide convenience, while an attractive rear garden completes the picture. Situated close to popular schools, this property offers both functionality and convenience for family life.

- **Gas Heating & Double Glazing**
  - **Ground Floor WC**
  - **Detached Garage**
  - **Driveway Parking**
- **Three Good Sized Bedrooms**
  - **Family Bathroom**
  - **Lounge/Dining Room**
  - **Attractive Rear Garden**
    - **Fitted Kitchen**
- **Close to Popular Schools**



### Front

Parking for 3 cars (one hard standing and one eco grid and one gravel area). Indian sandstone path to the front door. Bin Storage area. Water Tap.

### Entrance

Leaded light composite double glazed entrance door to the:-

### Hallway

Stairs to first floor with storage cupboard under. Radiator. Real wood flooring. Dado rail. Coving. Built in cupboard housing gas meter. Doors to:-

### W.C.

Opaque double glazed window to the front. Low flush W.C with push button flush. Vanity wash hand basin with cupboard under with tiled splash back and mixer tap. Ceramic tiled floor.

### Kitchen

13'10 x 8'9  
Double glazed window to the front. Tile effect laminate floor. 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. Integrated dishwasher. Four ring gas hob with stainless steel splash back and extractor fan over. Eye level double oven. Space for tall fridge freezer. Glass display cabinets. Inset spotlights. Tiled splash backs.

### Lounge/Dining Room

20'9 x 15'4 narrowing to 11'7  
L-shaped room. Double glazed window to the rear. Double glazed French doors to the garden. Real wood flooring. Two feature column radiators. Coving to ceiling. Wall mounted electric fire.

### First Floor

Double glazed window to the front. Coving to ceiling. Dado rail. Access to loft space. Radiator. Built in airing cupboard housing an Ideal boiler. Doors to:-

### Bedroom 1

15' x 9'  
Double glazed window to the rear. Double radiator. Coving to ceiling. Wall lights.

### Bedroom 2

11'7 x 9'6  
Double glazed window to the rear. Radiator. Built in storage cupboard. Fitted wardrobes

### Bedroom 3

13'10 x 5'9  
Double glazed window to the front. Radiator. Fitted mirror wardrobe.

### Family Bathroom

Opaque double glazed window to the front. Suite comprising panel shower bath, mixer valve and hand attachment with shower over. Low flush W.C. with push button flush. Semi-countered wash hand basin with mixer tap and cupboards under. Part tiled walls and flooring in complimentary ceramics. Towel radiator.

### Garden

35' approx  
Composite decking area. Retractable sun canopy. Shrub and flower borders. Mainly laid to lawn. Rear access. Timber shed.

### Garage

14' x 8'3  
Up and over door.







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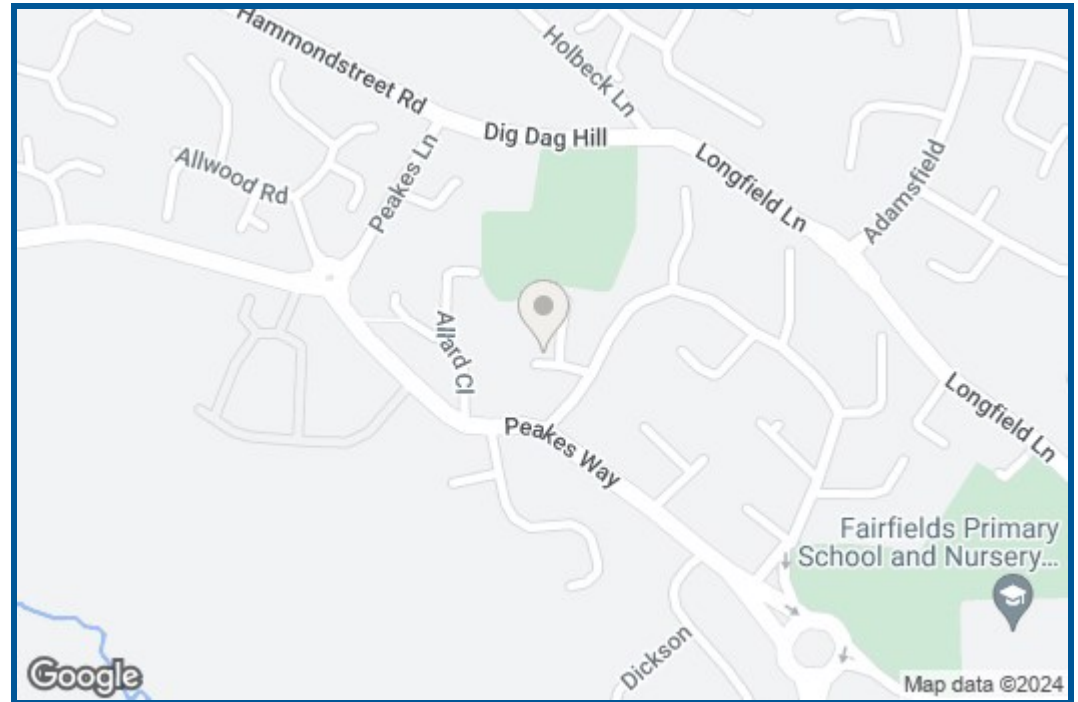
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**Cavell Road, Cheshunt, Waltham Cross, EN7 6JL**

Total Area: 102.5 m<sup>2</sup> ... 1104 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only