



**Thompsons Close
West Cheshunt**



**£800,000
Freehold**

Discover this stunning detached house, nestled in a tranquil cul-de-sac. This chain-free property is immaculately presented throughout & features a beautifully landscaped garden, complete with an aluminium pergola, perfect for outdoor relaxation. The resin driveway & integral garage with utility area offer convenience & ample parking.

Inside, enjoy the open-plan kitchen/dining room, perfect for entertaining, & a lounge with bespoke glass doors. The house includes four bedrooms, two en-suites, a family bathroom, & a ground floor WC, providing plenty of space for a growing family.

Located in a desirable cul-de-sac, this property combines style, comfort, & a peaceful setting. Schedule a viewing today to experience this fantastic home.

- **Chain Free Sale**
- **Immaculately Presented Through Out**
 - **Gas Heating & Double Glazing**
 - **Beautifully Landscaped Garden with Aluminium Pergola**
 - **Resin Driveway**
 - **Integral Garage/Utility Area**
- **Open Planned Kitchen/Dining Room**
- **Lounge with Bespoke Glass Doors**
- **Four Bedrooms**
- **Two En-Suites Plus Family Bathroom & Ground Floor WC**

Front

Resin driveway parking for 3 cars. Side access. Outside light. Storm Porch.

Entrance

Composite leaded light double glazed entrance door to the:-

Hallway

Two radiators. Coving to ceiling. Inset spotlights. Hardwood oak floor. Feature bespoke glass doors into Living Room. Oak veneer door to:-

W.C.

Opaque double glazed window to the side. Low flush W.C. with a push button flush. Vanity wash hand basin with mixer tap and cupboard under. Chrome towel radiator. Inset spotlights. Hardwood oak floor.

Integral Garage/Utility Room

Electric roller door. Ceramic tiled floor. Radiator. Wall and base fitted units with roll edge work surfaces over with space and plumbing for washing machine and tumble dryer. Recess for American fridge freezer with water connection. Cupboard housing a Worcester boiler. Wall mounted consumer unit.

Living Room

Double glazed Georgian style bay window to the front. Fitted plantation shutters. Two radiators. Hardwood oak flooring. Coving to ceiling. Inset spotlights. Feature bespoke double glass doors through to the:-

Dining Room Area

Fitted larder cupboards. Radiator. Hard wood oak flooring. Inset spotlights. Double glazed bi-folding aluminium doors to the garden. Open plan to the:-

Kitchen

Double glazed window to the rear. Range of wall and base fitted units with Quartz stone worktops over with up-stands and splash back. Neff induction hob with glass and stainless steel extractor fan over. Two integrated double ovens. Combi-microwave. Warming and proving drawers. Plinth heater. Integrated fridge freezer. Integrated dishwasher. Cupboard housing water softener. Stainless steel underslung sink with mixer tap, drainer grooves, boiling water, washing up liquid and hand wash pumps.

First Floor Landing

Opaque double glazed window to the side. Inset spotlights. Radiator. Access to loft space via a pull down ladder. Built in airing cupboard housing a Megaflo. Doors to:-

Main Bedroom

Georgian style double glazed windows to the front with a feature arched central window. Fitted plantation shutters. Double radiator. Built in mirror fronted fitted wardrobe. Inset spotlights to ceiling. Door to:-

En-Suite

Opaque double glazed window to the front with fitted plantation blind. Inset spotlights. Extractor fan. Walk in wet room shower with rain head and hand attachment. Chrome towel radiator. Fitted cupboards with semi-countered wash hand basin and mixer tap. Low flush W.C. with concealed cistern and push button flush. Mirror and inset lighting. Underfloor heating

Bedroom 2

Double glazed window to the rear with fitted plantation shutters. Radiator. Inset spotlights. Built in fitted cupboard/wardrobe with a door to the:-

En-Suite

Opaque double glazed window to the side. Low flush W.C. with push button flush in concealed cistern. Wall hung vanity unit with mixer tap and cupboard under. Tile enclosed shower cubicle with rain head. Chrome towel radiator. Part tiled walls. Ceramic tiled floor

Bedroom 3

Double glazed window to the rear with fitted plantation shutters. Radiator. Inset spotlights to ceiling.

Bedroom 4

Double glazed window to the rear. Radiator. Laminate wooden flooring. Extensive range of fitted wardrobes and hanging space.

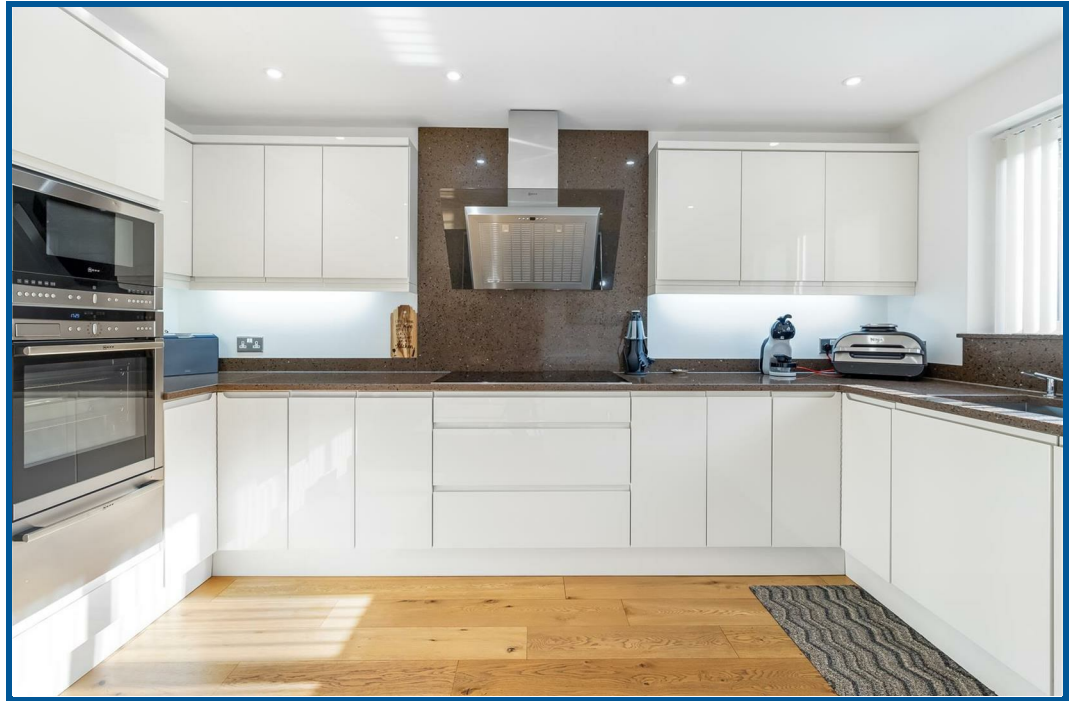
Family Bathroom

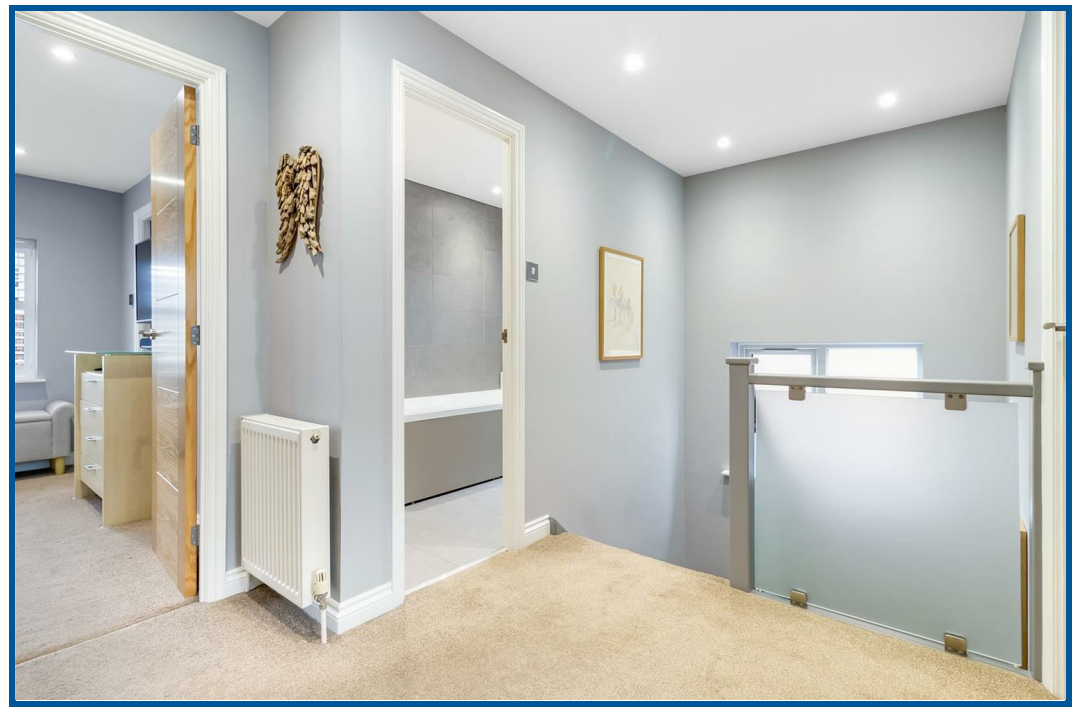
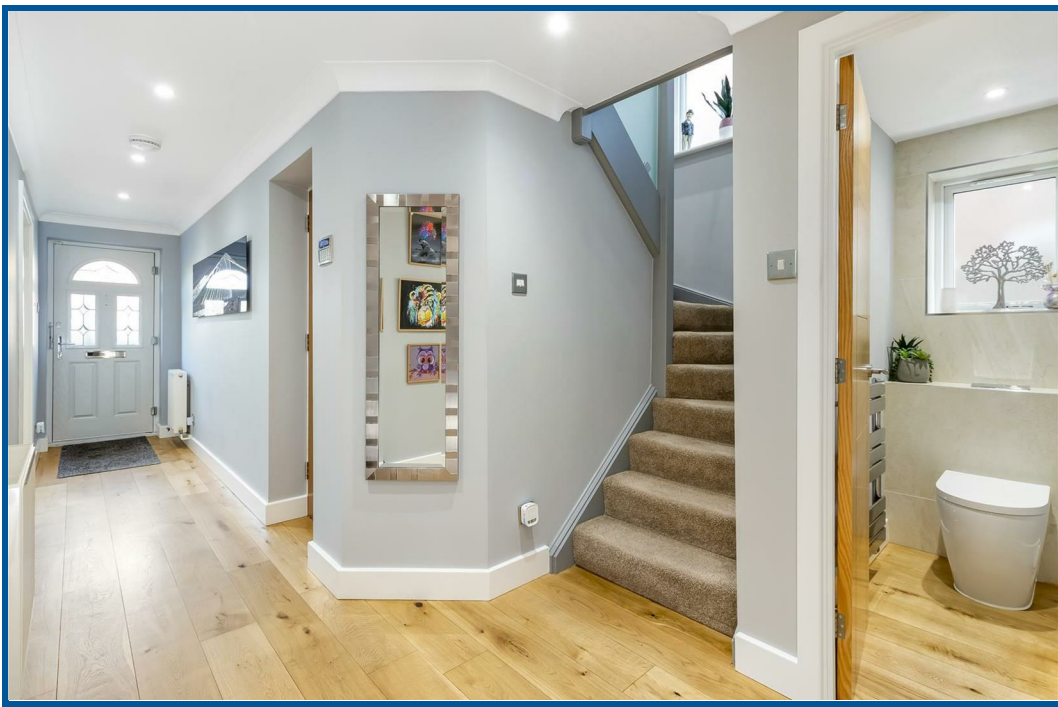
Opaque double glazed window to the side. Ceramic tiled flooring. Part tiled walls. Inset spotlights to ceiling. Chrome towel radiator. Vanity wash hand unit with mixer tap and cupboards under. Low flush W.C. with push button flush. Jacuzzi spa bath with mixer valve.

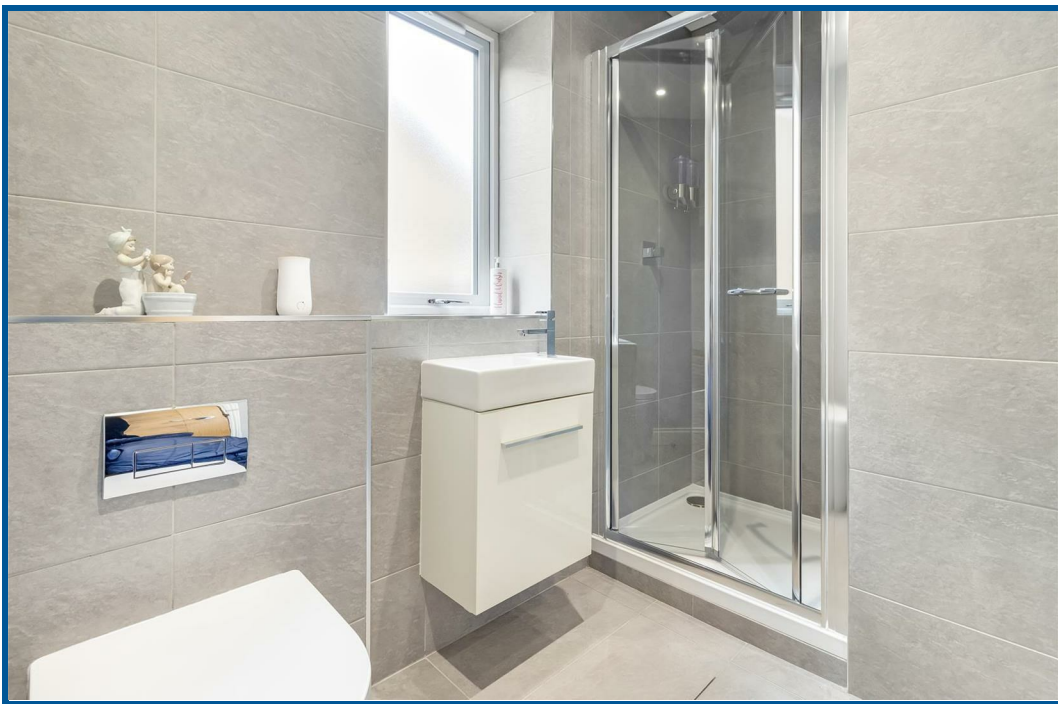
Garden

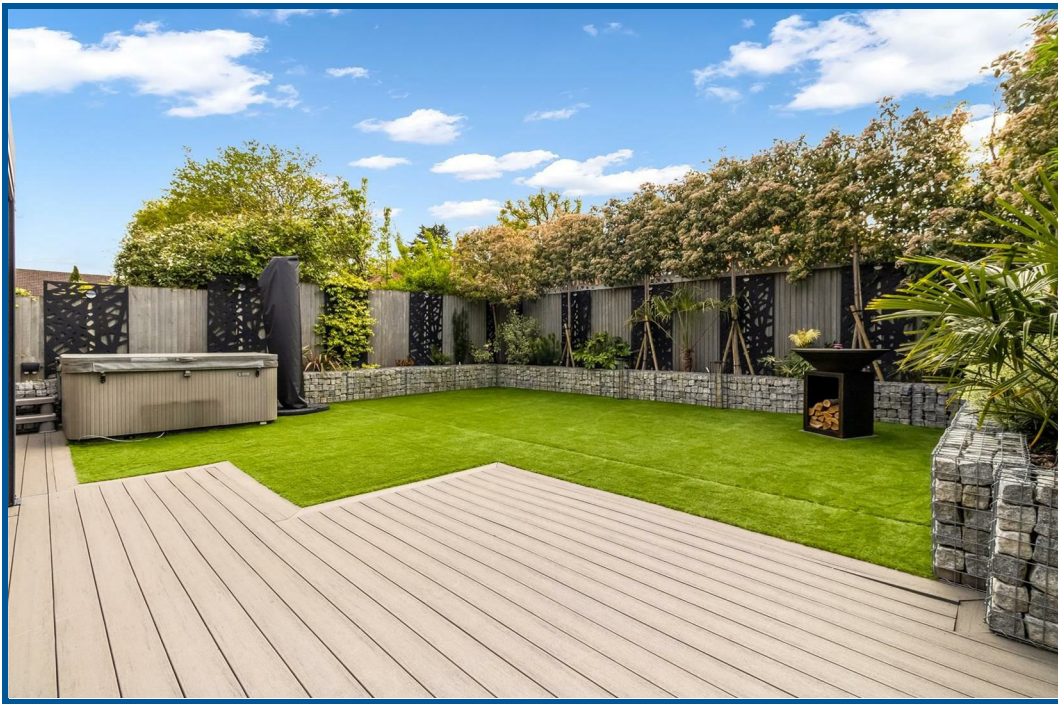
Aluminium pergola with fitted blinds and LED lighting. Composite decking area. Astro turf laid lawn. To the side of the property is a timber shed/storage area. Power sockets. Raised shrub and flower borders with pleached trees. Water tap. Pedestrian side access. Additional softened water tap. Hot Springs hot tub available at separate negotiation.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC 	

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



Ground Floor
Area: 75.1 m² ... 808 ft²



First Floor
Area: 68.6 m² ... 739 ft²



Thompsons Close, Cheshunt, EN7 5RF

Total Area: 143.7 m² ... 1547 ft² (excluding garden)

All measurements are approximate and for display purposes only