



JR Sales & Lettings

**Biggs Grove Road
Cheshunt**



**£799,995
Freehold**

Spacious Detached Family Home in a Sought-After Location

Discover this charming four-bedroom detached family home, boasting a well-designed layout and set in a popular neighborhood. With ample parking, a double garage, and a sizable driveway, this property offers convenience and space.

The open-plan kitchen and dining area, complete with sleek quartz stone countertops, provides a perfect setting for family gatherings and entertaining. The home features a cozy lounge, along with a separate dining room or study, ideal for adaptable living.

The master bedroom includes an en-suite bathroom, enhancing comfort and privacy. Outside, a secluded rear garden with a large patio area offers a peaceful retreat for relaxation or outdoor dining. Additionally, there is potential to convert or extend the garage, adding further flexibility to this already spacious home.

An ideal opportunity to create your dream home in a desirable location—don't miss out!

- **Detached Family Home**
 - **Double Garage**
 - **Good Sized Driveway**
 - **Popular Location**
- **Secluded Rear garden with large patio area**
- **Open Planned Kitchen/Dining Room with Quartz Stone work tops**
 - **Four Bedrooms**
 - **En-Suite To Master Bedroom**
 - **Lounge & Separate Dining Room/Study**
 - **Potential to Convert or extend the garage**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Front

Block paved driveway. Steps up to a covered composite double glazed entrance front door with double glazed side window.

Hallway

Laminate wooden floor. Stairs to first floor. Doors to:-

W.C.

Double glazed opaque window to the side. Pedestal wash hand basin with mixer tap. Low flush W.C. Ceramic tiled floor. Radiator.

Study/Dining Room

11'1 x 8'5
Double glazed bay window with leaded light fan lights to the front. Fitted plantation shutters. Double radiator. Laminate wooden floor.

Living Room

19'6 into the bay x 12'
Double glazed bay window to the front with leaded light fan lights. Two radiators. Laminate wooden floor. Double glazed window to the side. Fitted plantation shutters. Feature media wall with recess for TV and sound bar. Glazed double French doors into the:-

Open Plan Kitchen/Dining Room

25'10 x 12'3
Double glazed French doors to the garden. Double glazed windows to the rear. Double glazed door to the garden. Inset spotlights to ceiling. Anthracite column radiator. Range of wall and base fitted units in mid grey with quartz worktops with up-stands over incorporating an underslung stainless sink with drainer grooves and mixer tap. Two built in Bosch ovens. Five ring gas hob. Integrated dishwasher. Integrated fridge and freezer. Slimline wine cooler. Integrated washing machine and tumble dryer. Large format porcelain floor tiles in marble effect.

First Floor

Opaque double glazed window to the side. Radiator. Access to loft space. Airing cupboard housing immersion cylinder. Doors to:-

Bedroom 1

11'5 x 15'2
Double glazed window to the front with leaded light fan lights. Radiator. Range of fitted light oak wardrobes with mirror doors. Door to:-

En-Suite

Opaque double glazed window to the side. Low flush W.C. with push button flush. Wall hung vanity wash hand basin with mixer tap and cupboards under. Tile enclosed shower cubicle with rain head and hand attachment. Extensively tiled walls. LED mirror bathroom light. Extractor fan. Inset spotlights. Chrome towel radiator. Ceramic tiled floor. Shaver point.

Bedroom 2

14' x 8'6
Double glazed windows to the front. Radiator. Built in wardrobe with sliding doors.

Bedroom 3

10'6 x 11'7 maximum measurement
Double glazed windows to the rear. Built in wardrobe.

Bedroom 4

10' x 10'7
Double glazed window to the rear. Fitted wardrobe. Radiator.

Family Bathroom

Opaque double glazed window to the rear. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Chrome towel radiator. Tile enclosed double shower cubicle with rain head and hand attachment. Extractor fan. Extensively tiled walls and flooring.

Garden

Side access. Large patio paved area. Artificial grass lawn. Water tap. Security light. Courtesy door to the:-

Double Garage

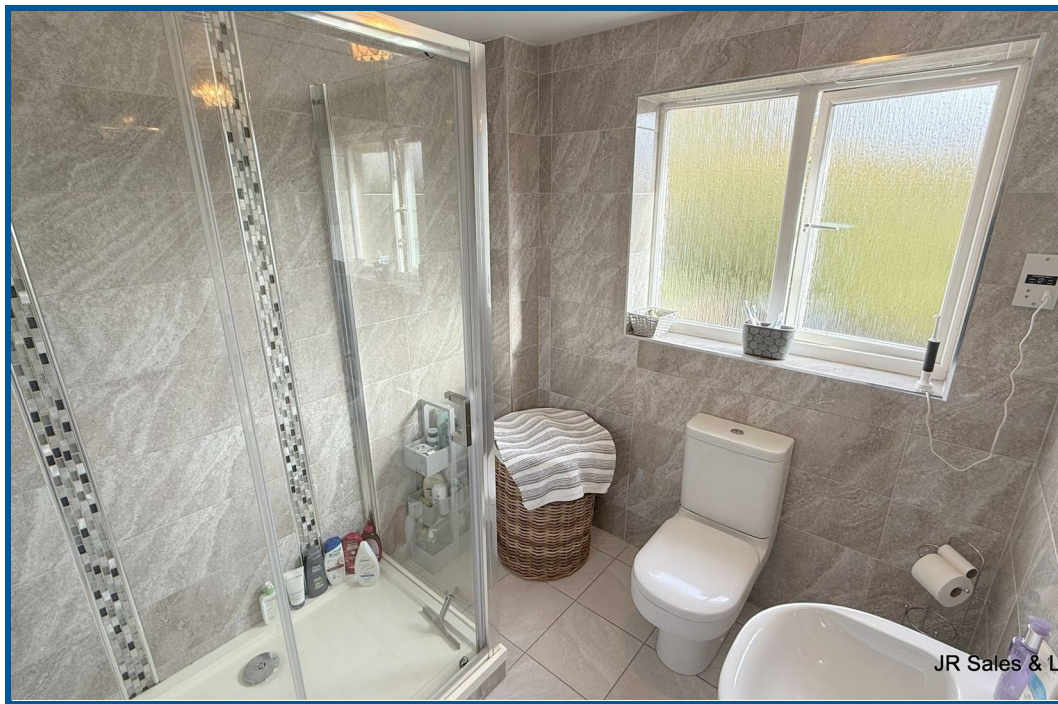
17'1 x 17'9
Two up and over doors. Power and lighting. Wall mounted Vaillant boiler.









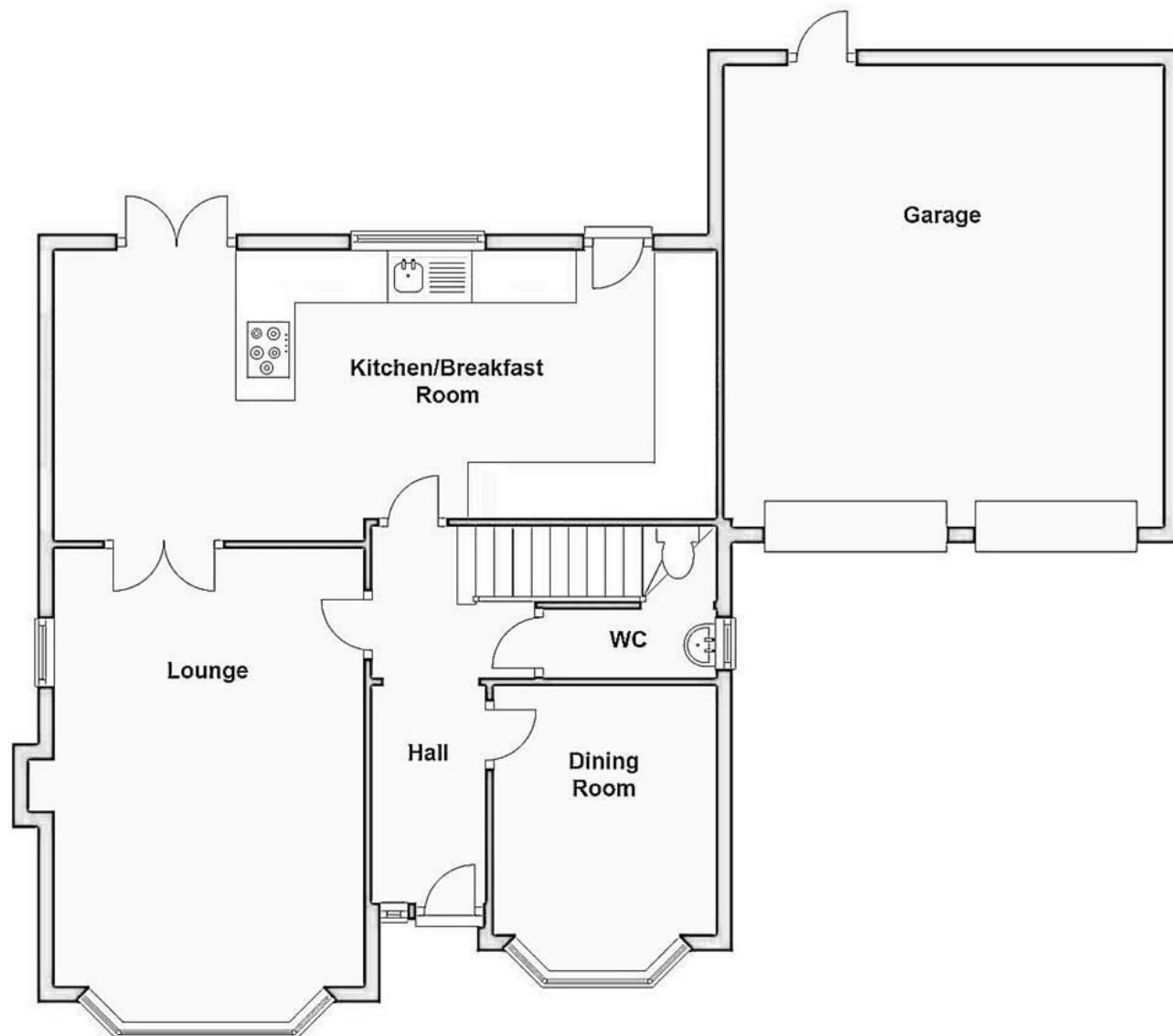




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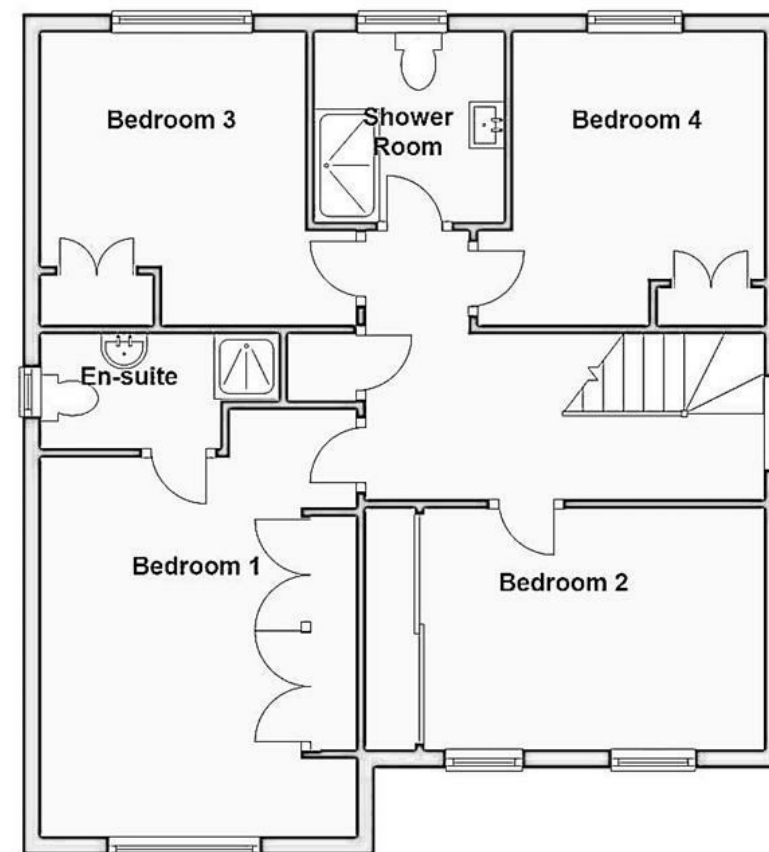
Ground Floor

Approx. 94.5 sq. metres (1017.6 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



Total area: approx. 158.6 sq. metres (1707.4 sq. feet)

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