



JR Sales & Letting

**Beadman Road
Cheshunt**



**£619,950
Freehold**

This beautifully presented three-bedroom link-detached house offers contemporary living with an array of desirable features. The property boasts a luxury fitted kitchen and a superbly landscaped rear garden, perfect for relaxation and entertaining.

The garage has been thoughtfully converted into an additional reception room, while retaining a convenient storage area to the rear. The master bedroom benefits from an en-suite shower, and a ground floor WC adds to the practicality of the home. A driveway provides off-road parking for two vehicles.

Situated in the sought-after Cheshunt School Development, the property is ideally located within easy reach of the A10 and M25 road networks, Cheshunt Rail Station, and local amenities.

- **Formerly the Show Home. Impeccably presented three-bedroom link-detached house.**
- **Modern Living Space: Features a contemporary design with high-quality finishes throughout.**
- **Luxury Leicht Kitchen: Fully fitted kitchen offering a stylish and functional workspace.**
- **Converted Garage: Transformed into an additional reception room with a retained storage area.**
- **Master Bedroom: Includes an en-suite shower for added convenience.**
- **Ground Floor WC: A practical addition for guests and family use.**
- **Landscaped Rear Garden: Beautifully designed outdoor space ideal for relaxing or entertaining.**
- **Block Paved Driveway Parking: Off-road parking for two vehicles. Potential for third.**
 - **Prime Location: Situated in the Cheshunt School Development, a sought-after area.**
 - **Excellent Accessibility: Close to the A10, M25 road networks, Cheshunt Rail Station, and local amenities.**

Entrance

Hardwood entrance door with double glazed opaque window to the side. To the:-

Hallway

Laminate wooden floor. Stairs to first floor. Radiator. Door to:-

Downstairs W.C.

Opaque double glazed window to the side. Wall hung W.C. with push button flush. Wall hung wash hand basin with mixer tap and tiled splash back. Radiator. Part tiled walls and flooring. Extractor fan. Inset spotlights.

Living Room

15'1 x 11'
Double glazed windows to the front. Laminate wooden flooring. Inset spotlight to the ceiling. Radiator.

Kitchen

18'3 x 10'6
Double glazed windows and door to the rear. Inset spotlights to ceiling. Laminate wooden floor. Feature column radiator. Built in fitted cupboard under the stairs housing the consumer unit. The Leicht kitchen comprises a range of modern wall and base fitted units in contrasting matt grey colours. Grey quartz worktop with upstands and underslung stainless steel kitchen sink with mixer tap and drainer grooves. Glass splash back. Four ring hob with extractor fan over. Integrated dishwasher. Integrated fridge freezer. Eye level oven. Eye level combi microwave oven.

Dining Room/Study/Play Room

10'9 x 10'4
Double glazed windows to the front. Feature column tower radiator. Inset spotlights to ceiling. Laminate wooden floor.

First Floor Landing

Access to loft space. Built in airing cupboard/storage cupboard. Doors to:-

Bedroom 1

13'1 x 11'
Double glazed window to the front. Radiator. Built in sliding door wardrobe. Door to:-

En-Suite

Double size tiled shower enclosure with chrome mixer valve and rain-head. Inset spotlights. Extractor fan. Chrome towel radiator. Wall hung W.C with chrome push button flush with concealed cistern. Semi-countered wash hand basin with mixer tap. Extensively tiled walls in complimentary ceramics and ceramic tiled floor. Mirror cabinet.

Bedroom 2

11'1 x 10'8
Double glazed window to the rear. Radiator.

Bedroom 3

8'6 x 8'2
Double glazed window to the front. Radiator.

Family Bathroom

Opaque double glazed window to the rear. Panel bath with chrome wall mixer valve and shower hand attachment with glass shower screen. Inset spotlights to the ceiling. Extractor fan. Wall hung W.C. with push button flush and concealed cistern. Semi countered wash hand basin with mixer tap. Chrome towel radiator. Extensively tiled walls and flooring in complimentary ceramics. Shaver point. Mirror cabinet.

Garden

Recently landscaped. Large porcelain patio area. Side gate. Raised shrub and flower borders. Sun patio. Astro turf lawn. Lighting. Water tap. Power point. Courtesy door to:-

Store Room

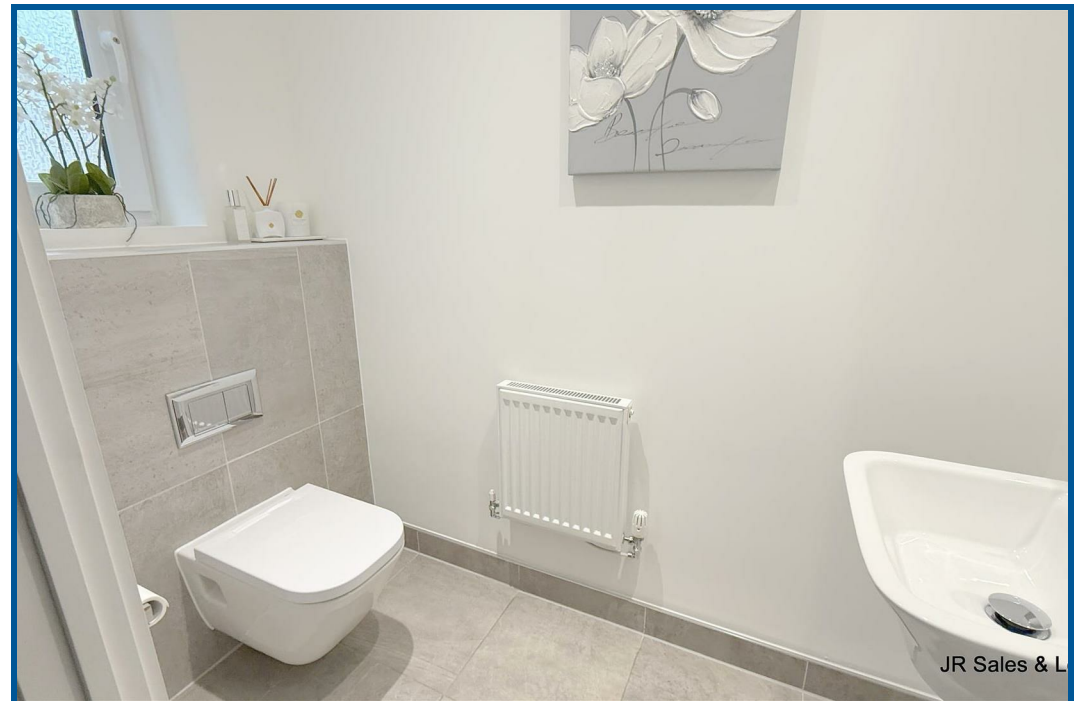
11'1 x 8'6
Wall mounted Valliant Boiler. Power and lighting.

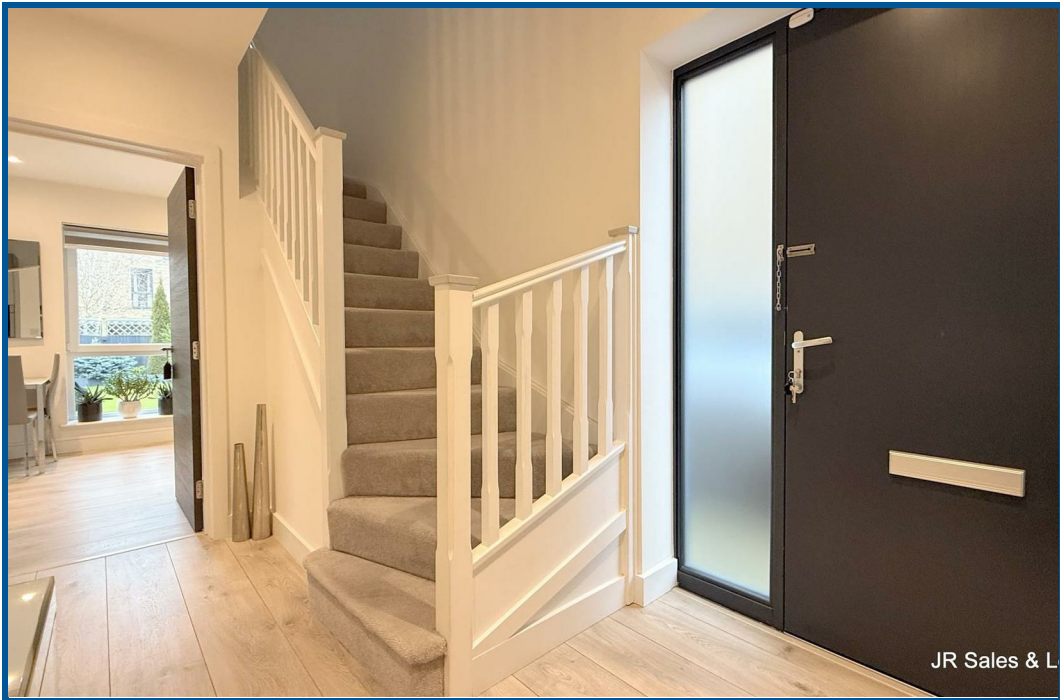
Front

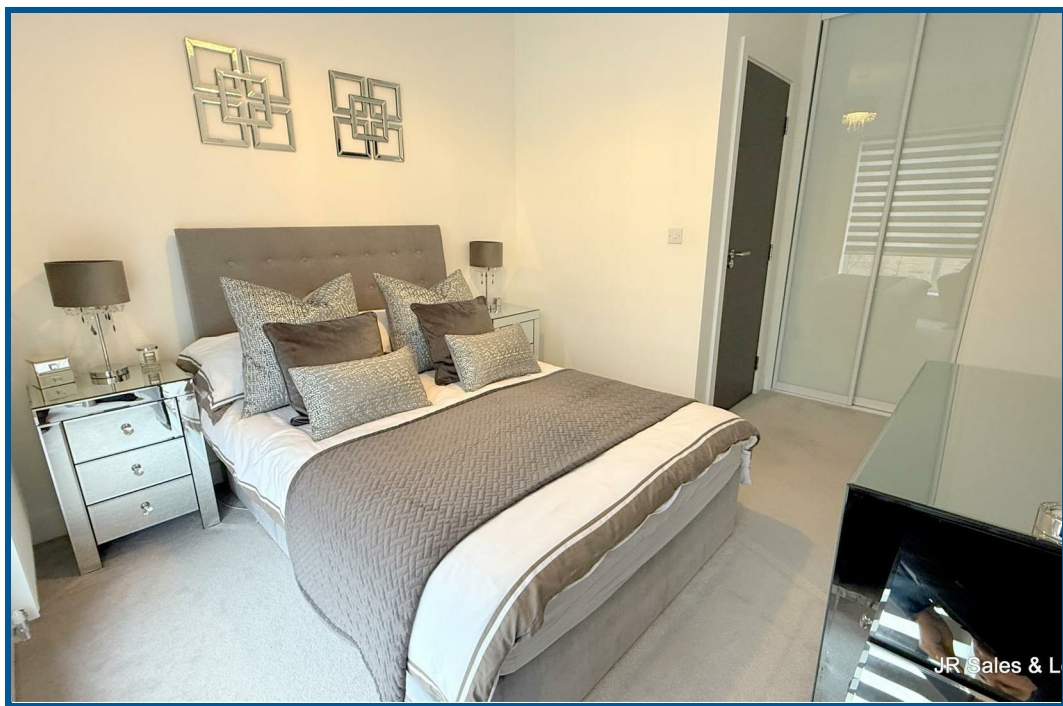
Block paved driveway For two cars. Landscaped purple slate shingle area, shrubs and path to side access to garden. Potential for third parking space on the landscaped garden.

Potential to Extend

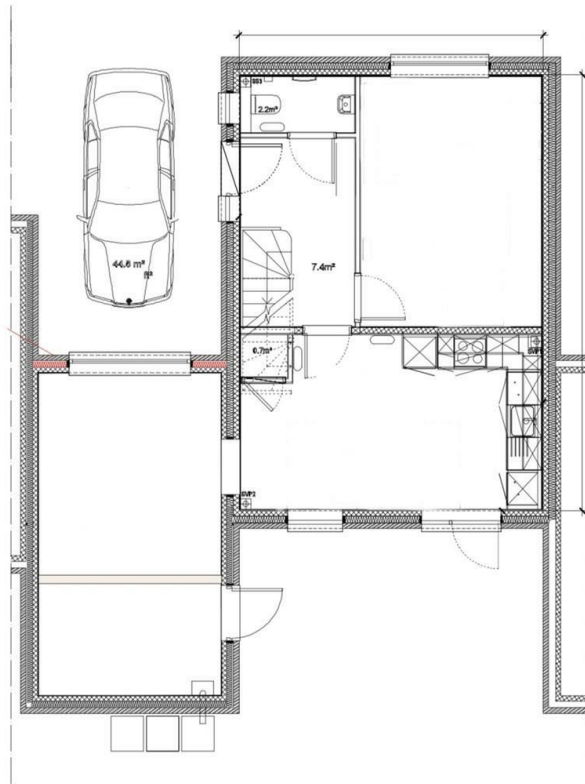
There is potential subject to planning permission to extend the kitchen to the rear and for a loft conversion to add another bedroom with en-suite.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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