



**Brookfield Lane West
Cheshunt**



JR Sales & Lettings

**£799,950
Freehold**

Spacious Five-Bedroom Family Home with Generous Living Space & Swimming Pool

This substantial family home offers five well-sized bedrooms and four reception rooms, including a games room, spacious lounge, conservatory, and dining room—perfect for family living and entertaining.

Externally, the property boasts a large carriage driveway, a good-sized garage, and a concrete-lined swimming pool with a pump house and heating system, which requires reinstatement.

A fantastic opportunity to create your dream home—enquire today!

- **Five Spacious Bedrooms – Well-proportioned rooms, ideal for family living.**
- **Four Reception Rooms – Includes a games room, lounge, conservatory, and dining room.**
- **Generous Lounge – A bright and airy space perfect for relaxation.**
- **Large Conservatory – Overlooking the garden, ideal for year-round enjoyment.**
 - **Games Room – A dedicated space for entertainment or a home office.**
- **Carriage Driveway – Ample off-street parking for multiple vehicles.**
 - **Good-Sized Garage – Provides additional storage or parking.**
- **Swimming Pool – Concrete-lined with a pump house and heating, requiring reinstatement.**
- **Spacious Rear Garden – Offers potential for landscaping or further enhancements.**
- **Great Potential – A fantastic opportunity to customize and create your ideal home.**

Entrance

Composite leaded light double glazed entrance door to the:-

Porch

Leaded light double glazed windows. Laminate wooden floor. Composite leaded light double glazed door with side window to the:-

Hallway

Stairs to first floor. Coving to ceiling. Inset spotlights. Radiator. Built in cloaks cupboard. Doors to:-

Ground floor W.C.

Opaque double glazed window to the rear. Low flush W.C. Pedestal wash hand basin with mixer tap. Double radiator. Extensively tiled walls and flooring.

Games Room

Triple aspect double glazed windows to the front and sides. Inset spotlights. Cupboard housing the boiler. Gas fire (untested). Wooden panelling. Cupboard housing the meters.

Dining Room

Double glazed sliding patio doors to the rear. Double radiator. Coving to ceiling. Single radiator. Open plan archway into the:-

Living Room

Double glazed windows to the front. Double glazed French doors with side windows to the rear. Three radiators. Wall lights. Coving to ceiling. Inset spotlights.

Conservatory

Coloured leaded light windows to the rear. Sliding door to the garden. Two radiators. Electric panel heaters. Two ceiling fans. Wall lights. Ceramic tiled floor. Opaque double glazed door to:-

Pool Changing Room

Opaque double glazed door to the garden. Ceramic tiled floor and walls. Tiled shower with a Triton electric shower. Low flush W.C. Pedestal wash hand basin with mixer tap. Extractor fan.

Kitchen

Leaded light double glazed window to the side and rear. Leaded light double glazed door to the garden. Ceramic tiled floor. Double radiator. Range of wall and base fitted units with wooden edged work surfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Plumbing for dishwasher. Plumbing for washing machine. Built in oven and recess for a second oven. Four ring gas hob with extractor fan over. Under lighting. Small breakfast bar. Space for fridges and freezer. Extensively tiled walls. Inset spotlights. Door to:-

Larder Cupboard

First Floor Landing

Access to loft space. Coving to ceiling. Inset spotlights. Double radiator. Double glazed window to the front. Airing cupboard housing immersion cylinder. Doors to:-

Bedroom 1

Two double glazed windows to the front. Three double radiators. Coving to ceiling. Wall lights. Range of fitted wardrobes with built in chest of drawers. Door to:-

En-Suite

Opaque double glazed window to the side. Chrome towel radiator. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Walk in shower cubicle with tinted glass with mixer valve shower with rain head and hand attachment. Inset spotlights. Extensively tiled walls and flooring.

Bedroom 2

Double glazed sliding doors to the rear. Double radiator. Inset spotlights. Coving to ceiling. Fitted wardrobes with matching bedside cabinet.

Bedroom 3

Double glazed windows to the front. Inset spotlights. Range of fitted wardrobes.

Bedroom 4

Double glazed sliding patio door to the rear. Double radiator. Inset spotlights. Coving to ceiling. Fitted wardrobe.

Bedroom 5

Double glazed windows to the rear. Inset spotlights. Coving to ceiling. Double radiator.

Family Bathroom

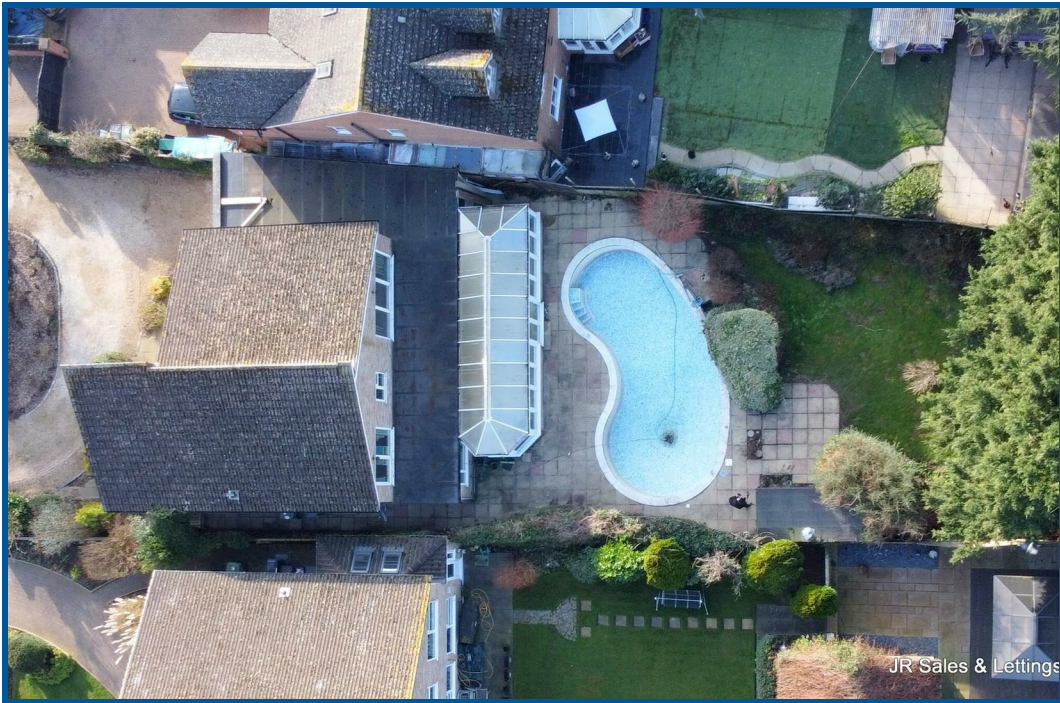
Opaque double glazed window to the side. Low flush W.C. Pedestal wash hand basin with mixer tap. Semi slipper spa bath with mixer tap and hand attachment over. Double radiator. Extensively tiled walls. Inset spotlights. Ceramic tiled floor.

Garage

Up and over door. Power and lighting. Shelving.

Garden

Side access. Outside water tap. Wall lights. Kidney shaped Concrete lined part tiled swimming pool approx 1.9m at the deep end and 11m in length. Mature shrub and flower borders. Timber built pump house and untested boiler also used as a shed. Large patio area. Laid lawn.



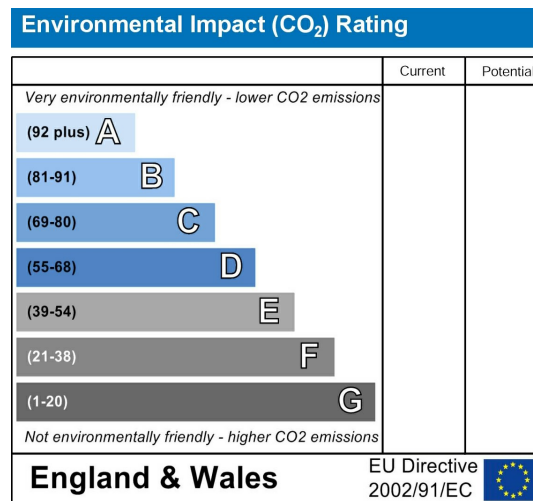
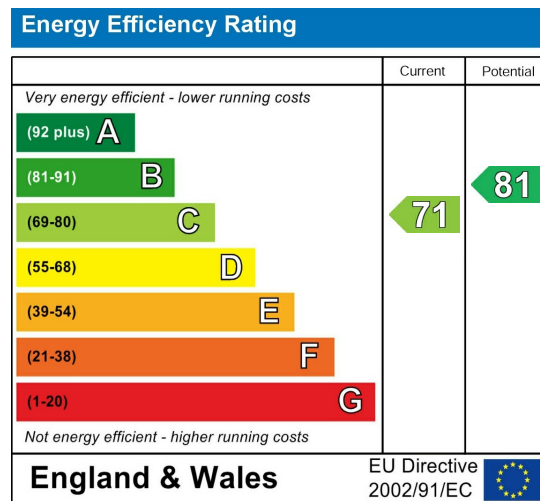














Brookfield Lane West, Cheshunt, EN8 0QY

Total Area: 292.6 m² ... 3149 ft² (excluding roof terrace, garden)

All measurements are approximate and for display purposes only