



JR Sales & Letting

**Mcgredy  
West Cheshunt**



**£429,950  
Freehold**



Beautifully Extended & Modernised Three-Bedroom Home

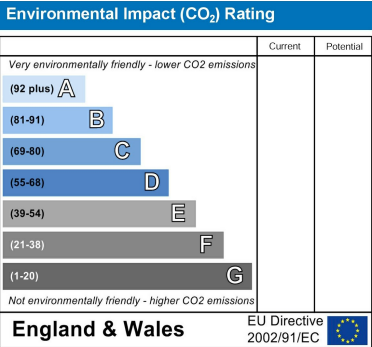
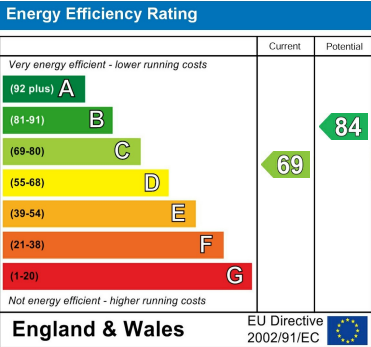
This nicely extended and recently modernised three-bedroom home offers generous family living space with a range of impressive features. The property benefits from a spacious ground-floor extension with bi-folding doors, a refitted kitchen, a separate lounge, and a refitted upstairs bathroom. The low-maintenance landscaped rear garden includes a dedicated BBQ area, perfect for entertaining.

Ideally located near Andrews Lane School and Goffs Senior School (5 minute walk), with Fairfield's Primary School and Flamstead End School (rated Outstanding) just a 4-minute drive away/10 minute walk, this home is perfect for families. Brookfield Farm Shopping Centre, Cheshunt British Rail, and A10/M25 are also within easy reach, ensuring excellent transport and shopping options.

For commuters, Cuffley Station—offering direct trains to Central London—is just a 10-minute drive away, providing great connectivity.

Internal viewing is highly recommended to fully appreciate all this property has to offer!

- **Beautifully Extended & Modernised Three-Bedroom Home – Offering spacious family living.**
- **Ground Floor Extension with Bi-Folding Doors – Creating a bright and open living space.**
  - **Refitted Kitchen – Stylish and functional for modern convenience.**
  - **Separate Lounge – Providing a cozy and private relaxation area.**
  - **Refitted Upstairs Bathroom – Featuring contemporary fixtures and fittings.**
- **Landscaped Low-Maintenance Rear Garden – Designed for easy upkeep and enjoyment.**
  - **Dedicated BBQ Area – Perfect for outdoor dining and entertaining.**
  - **Close to Excellent Schools – Including Andrews Lane School & Goffs School.**
- **Convenient Transport Links – A short drive to Cheshunt British Rail, A10, and M25.**
- **Near Brookfield Farm Shopping Centre – Offering a range of shops and amenities.**



Front

Ornate brick boundary wall with wrought iron gate leading to, Non slip porcelain paved path and area to to front door. Laid lawn with shrub and flower borders. The owners have had planning granted for front extension please see agents note below.

Entrance

Covered entrance doorway. Composite opaque double glazed entrance door to:-

Hallway

Engineered oak flooring. Double radiator. Georgian style double glazed window to the front. Inset spot lights to ceiling. Stairs to first floor with storage cupboards under. Built in storage cupboard housing boiler and consumer unit. Glazed French door to lounge. Georgian style glazed door to:-

Kitchen

19'4 x 6'8  
Georgian style double glazed window to front. Range of wall and base fitted unit in light grey with wooden worktops over incorporating a porcelain one and a half bowel sink with mixer tap and drainer. Water Softener. Space and plumbing for dishwasher, washing machine and tumble drier. Recess for American Fridge Freezer. Space for gas cooker with extractor fan over. Radiator. Ceramic tiled floor. Feature glass blocked wall to lounge. Open planned to:-

Open planned Dining Room/Living Room

20.1 x 9'6  
Double glazed Aluminum Bi-folding doors and windows to rear garden. Velux sky lights. Engineered oak wooden flooring. Feature column radiator. Double glazed French doors to Lounge. Inset spot lights to ceiling.

Lounge

13'9 x 12'10  
Engineered oak wooden flooring. Double radiator. Inset spotlights to ceiling. Double glazed French doors with side windows to

dining room/living room. Wooden French doors with side windows to the hallway.

Landing

Access to loft space. Doors to:-

Bedroom 1

13 x 10'6  
Georgian style double glazed window to rear. Radiator. Engineered oak wooden flooring.

Bedroom 2

10' x 10'3 plus door recess  
Georgian style double glazed window to rear. Radiator. Engineered oak wooden flooring. Built in cupboard/wardrobe.

Bedroom 3

11'6 x 7'5  
Georgian style double glazed window to front. Radiator. Engineered oak wooden flooring.

Family Bathroom

Opaque Georgian style double glazed windows to front. White suite comprising low flush WC with push button flush and hand held bidet tap. Wall hung vanity wash hand basin with mixer tap and cupboards under. Panel shower bath with mixer tap and shower attachment with rain head and glass screen. Chrome towel radiator. Quartz stone tiled floor. Extensively tiled walls. Extractor fan. Inset spots lights. Fitted bathroom cabinet.

Garden

Low maintenance landscaped garden with non slip porcelain paved patio. Feature raise area with wooden pergola. Custom build BBQ/Pizza area with power and lighting. Out side water tap. Wall lights. Rear gate with access to communal car park.

Agents Note

This property was granted planning permission for a front extension which could be an additional room or Bathroom/WC. Please see Floor Plan for drawing.

Parking

Communal parking to rear of property.









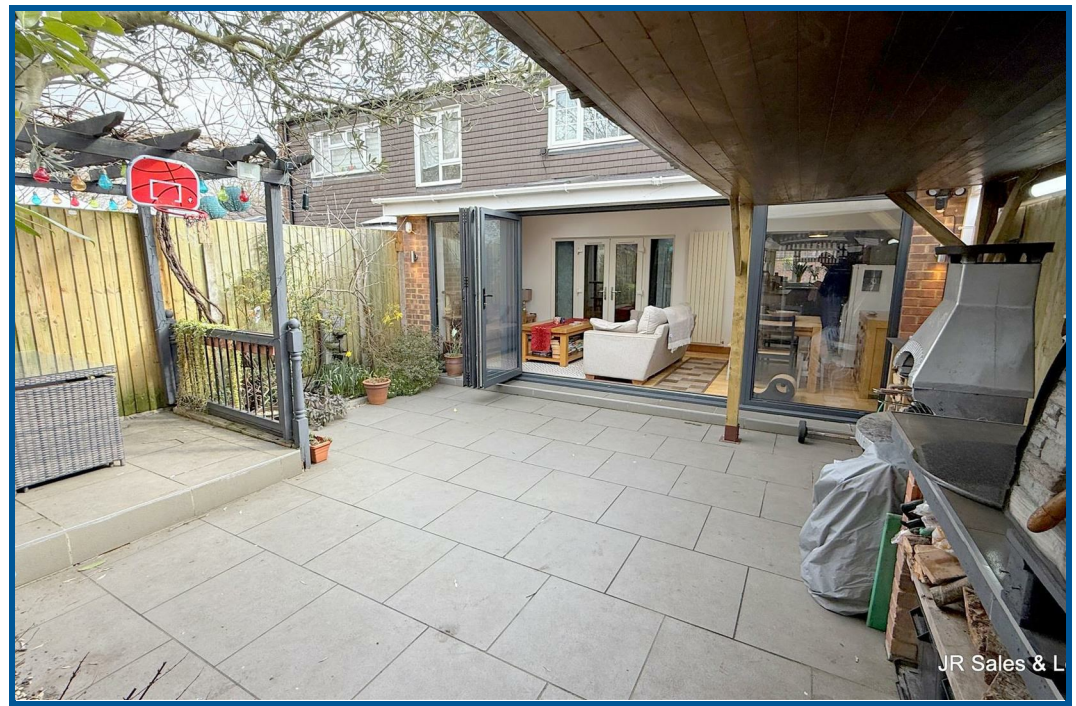




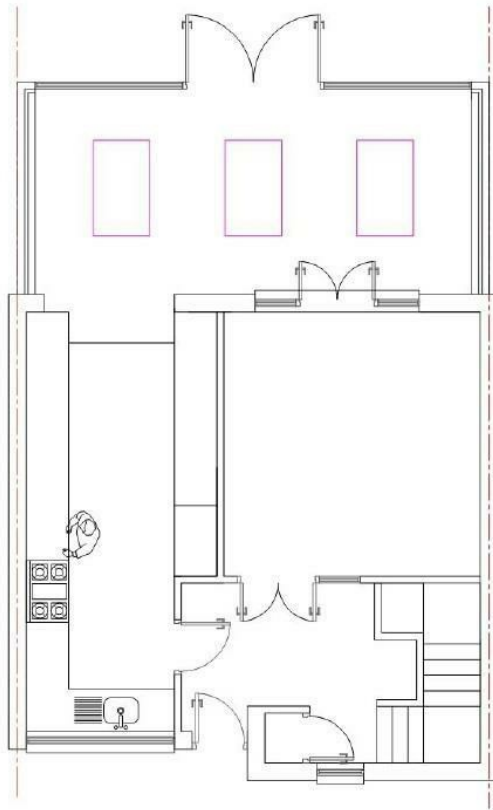




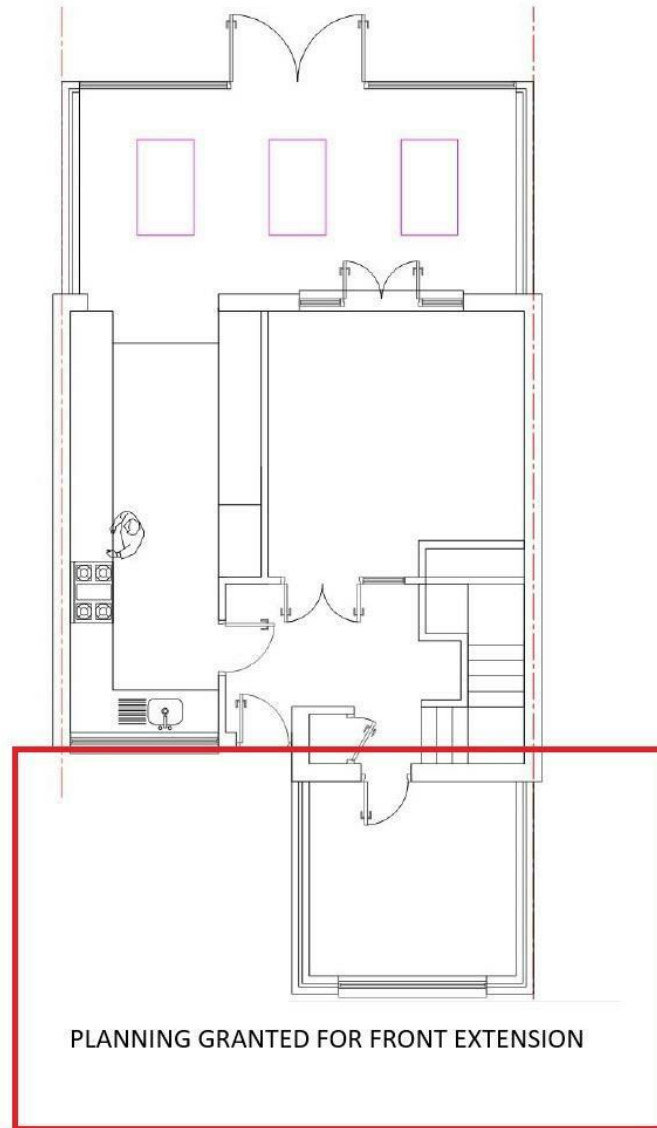








CURRENT GROUND FLOOR



PLANNING GRANTED FOR FRONT EXTENSION

