



**Churchgate Road
Cheshunt**



**£1,150,000
Freehold**

Versatile Commercial Freehold – Former B&B with 7 Bedrooms & 6 Bathrooms

An exciting opportunity to acquire this substantial Freehold property, formerly run as a Bed & Breakfast Hotel and currently in use as a residential dwelling. Offering 7 bedrooms and 6 bathrooms, this spacious building offers excellent potential for a range of commercial or residential uses, subject to the necessary planning permissions.

Whether you're considering a care home, medical practice, office space, or reinstating the property as a hotel or HMO, the possibilities are extensive. It also suits multi-generational family living thanks to the generous layout.

Situated in a vibrant area with local amenities, shops and cafes nearby, the property benefits from ample parking, a detached double garage, and flexible internal space ready to be adapted to your needs.

Conveniently located with Cheshunt British Rail Station just 1.4 miles away, and excellent road links via the A10 and M25.

Viewings by appointment – contact us today to explore the potential this property offers.

- Substantial & Versatile Accommodation
- Six Bedrooms with Six En-suites
- Potential for further Three Bedrooms dependant on arrangement
- Formerly Hotel/B&B
- Ideal Property For Multi Generational Families
- Ample Parking with 'wrap around' Driveway
- Detached Double Garage/Gym/Utility/Shower Room
- Heated Swim Spa
- Extensive Solar Panels
- Cinema Room

Entrance
Composite opaque double glazed entrance door with leaded light side window to the:-

Hallway
Stairs to first floor with storage cupboard under. Inset spotlights. Radiator. LVT flooring. Cloaks cupboard. Doors to:-

Front Room
Double glazed leaded light bay window to the front. Radiator. LVT flooring. Inset spotlights. Door to:-

Ground Floor W.C.
Opaque double glazed window to the front. Inset spotlights. Vanity wash hand basin with mixer tap and cupboards under. Low flush W.C. with push button flush. Chrome towel radiator. LVT flooring.

Dining Room
Radiator. LVT flooring. Inset spotlights. Open plan to:-

Kitchen/Breakfast Room
Double glazed conservatory section to the rear. Double glazed French doors to the garden. Range of wall and base fitted units with granite worktops over incorporating Five ring gas burner hob with extractor fan over. Integrated dishwasher. Four built in ovens. Integrated fridge and freezer. Glass splash backs. Centre island breakfast bar with cupboards under with quartz stone top and sides.

Main Lounge
Aluminium bi-folding doors to the garden. Two radiators. Feature fireplace. Inset spotlights to the ceiling. Double glazed window to the side. LVT flooring. Door to:-

Study
Double glazed leaded light bay window to the front. LVT flooring. Inset spotlights.

First Floor
Opaque double glazed window to the side. Inset spotlights to ceiling. Radiator. Stairs to second floor with cupboard under. Built in storage cupboard. Doors to:-

Bedroom 1
Double glazed French Doors to Juliet balcony to the rear. Feature column radiator. Coving to ceiling. Large dressing area.

En-Suite Bathroom
Opaque double glazed window to the side. Deep panel bath with mixer tap. Tile enclosed shower cubicle with mixer valve, hand attachment and rain head. Inset spotlights. Extractor fan. Wall mounted wash hand basin. Low flush W.C. with push button flush. Wall lights. Extensively tiled walls.

Bedroom (Front Right)
Leaded light double glazed bay window to the front. Inset spotlights to the ceiling. Radiator. Door to:-

En-Suite
Leaded light double glazed window to the front. Low flush W.C. with push button flush. Vanity wash hand basin with cupboard under and mixer tap. Chrome bathroom cabinet. Towel radiator. Inset spotlights. Extractor fan. Walk in shower/wet room with mixer valve, hand attachment and rain head.

Bedroom (Middle Back)
Double glazed window to the rear. Coving to ceiling. Inset spotlights. Double radiator. Hanging space.

En-Suite
Low flush W.C. with push button flush. Vanity wash hand basin with

mixer tap and cupboards under. Panel bath with mixer tap and shower attachment. Mirror cabinet with LED lights. Extractor fan. Inset spotlights.

Bedroom (Rear Left Hand Side)
Two double glazed windows to the rear. Two double radiators. Coving to ceiling. Inset spotlights. Door to:-

En-Suite Shower Room
Shower cubicle with electric shower. Pedestal wash hand basin with mixer tap. Low flush W.C. with push button flush. Inset spotlights. Extractor fan. Mirror cabinet.

Bedroom (Front Middle)
Leaded light double glazed bay window to the front. Radiator. Inset spotlights. Small built in wardrobe. Door to:-

En-Suite
Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap. Enclosed shower cubicle with mixer valve. Inset spotlights. Extractor fan. Extensively tiled walls. LVT flooring.

Bedroom (Front Left)
Double glazed leaded light bay window to the front. Radiator. Inset spotlights to ceiling. Currently used as a dressing room with hanging space.

Second Floor
Landing has Velux window. Opaque double glazed window to the side.

Loft Room/Home Cinema
Three Velux double glazed windows with fitted blinds. Two radiators. Storage cupboards fitted into the eaves. Inset spotlights. Door to:-

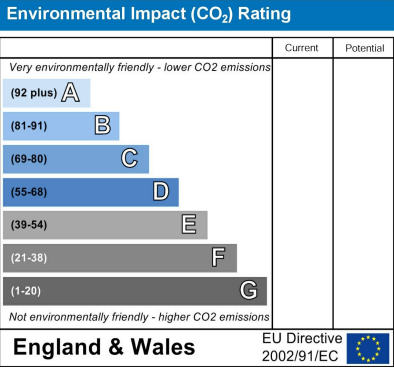
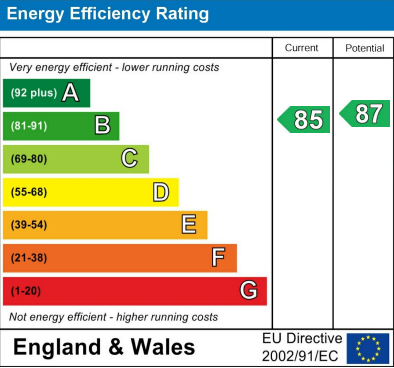
Boiler Room
Housing large Megaflow. Boiler. Pressurised water system. Door to:-

Loft Bedroom
Two double glazed Velux windows with fitted blinds to the rear. Inset spotlights. Radiator. Door to:-

Bathroom
Double glazed Velux window with fitted blind to the rear. Low flush W.C. with push button flush. Vanity wash hand basin with waterfall tap and cupboards under. Chrome towel radiator. Double shower cubicle with mixer valve and rainhead. Freestanding bath with waterfall tap and hand attachment. Extensively tiled.

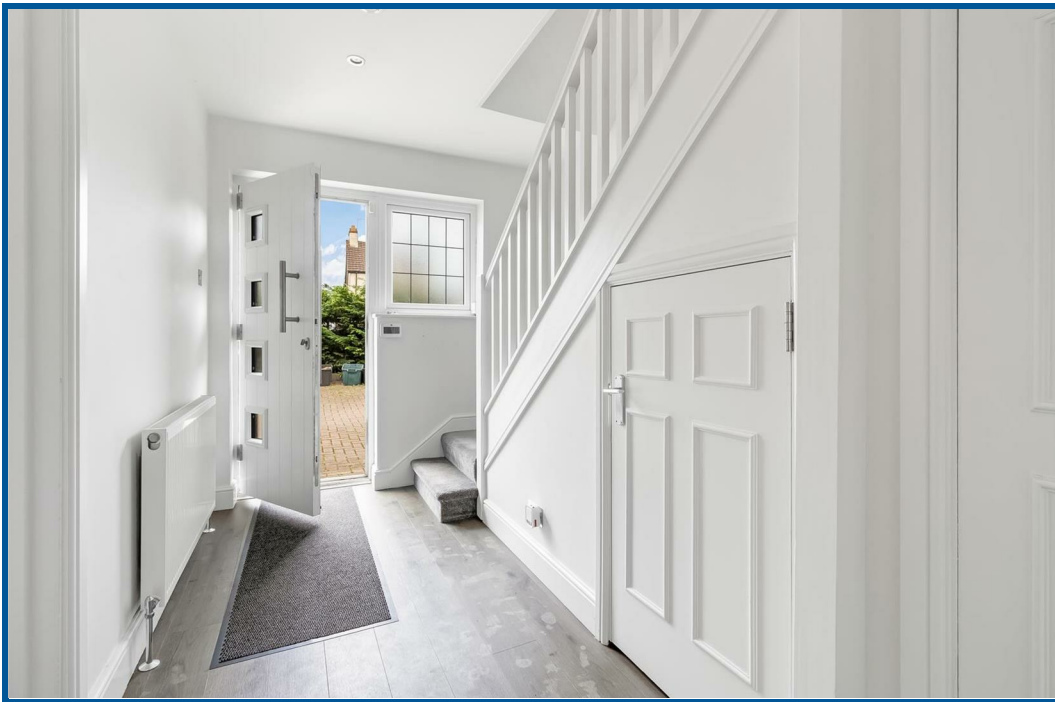
Garden
Large block paved patio area. Large astro turf pitch. Outdoor swim-spa. Side access via gates. Large quantity of solar panels on the roof. Water tap Lighting.

Gym/Utility/Shower Room (Formerly the Garage)
Currently used as a gym. Storage in the loft eaves. Opaque double glazed windows. Air conditioning. Wall and base fitted units. Plumbing for washing machine. Utility area. Tiled splash backs. Double shower cubicle with electric shower with ceramic tiled floor. Inset spotlights.

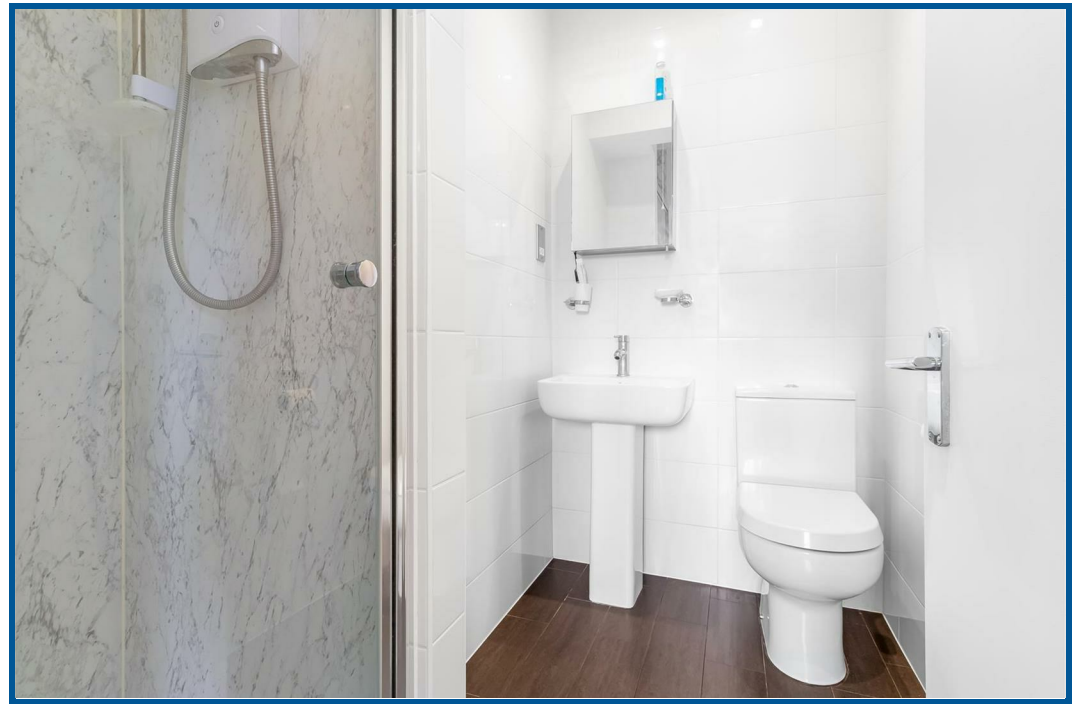


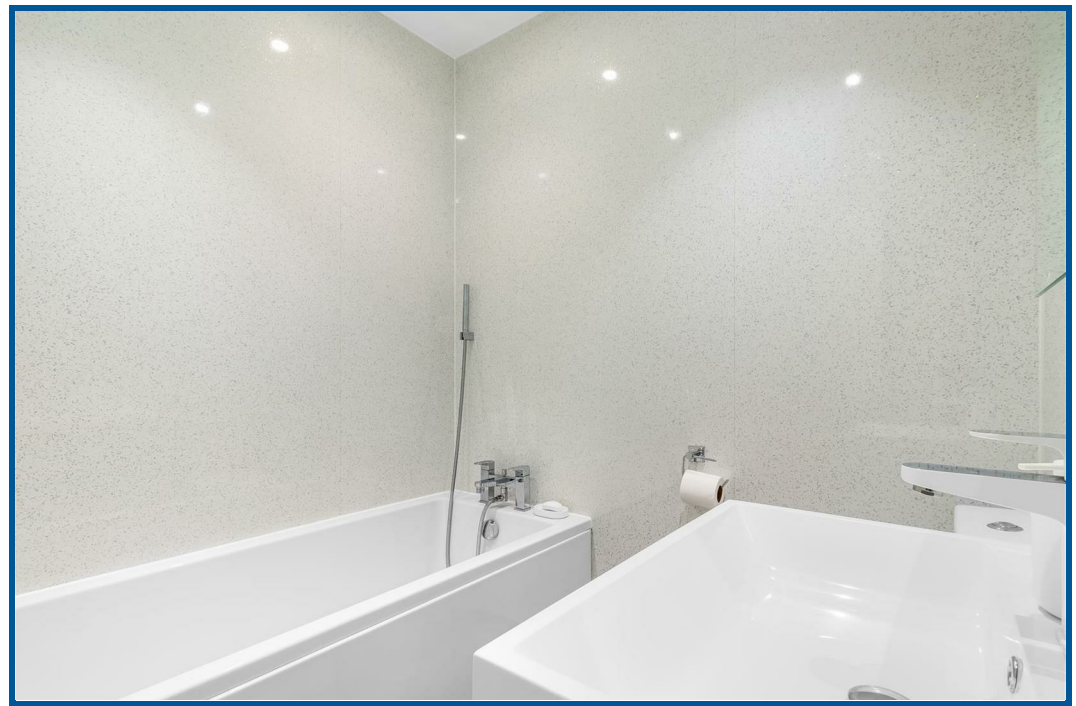
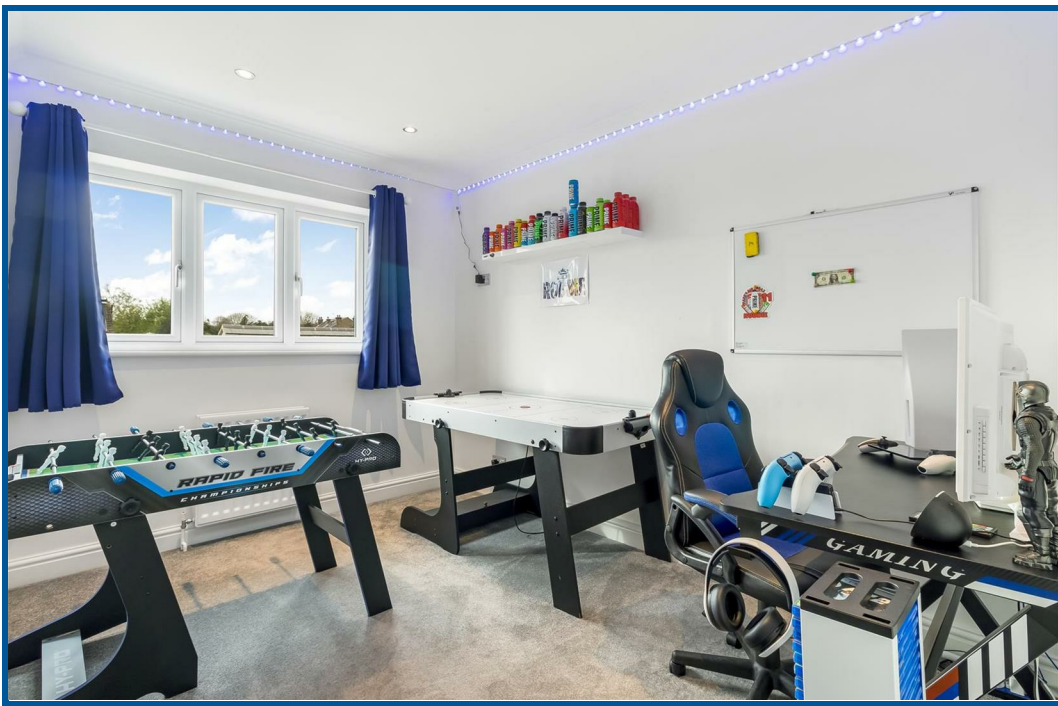








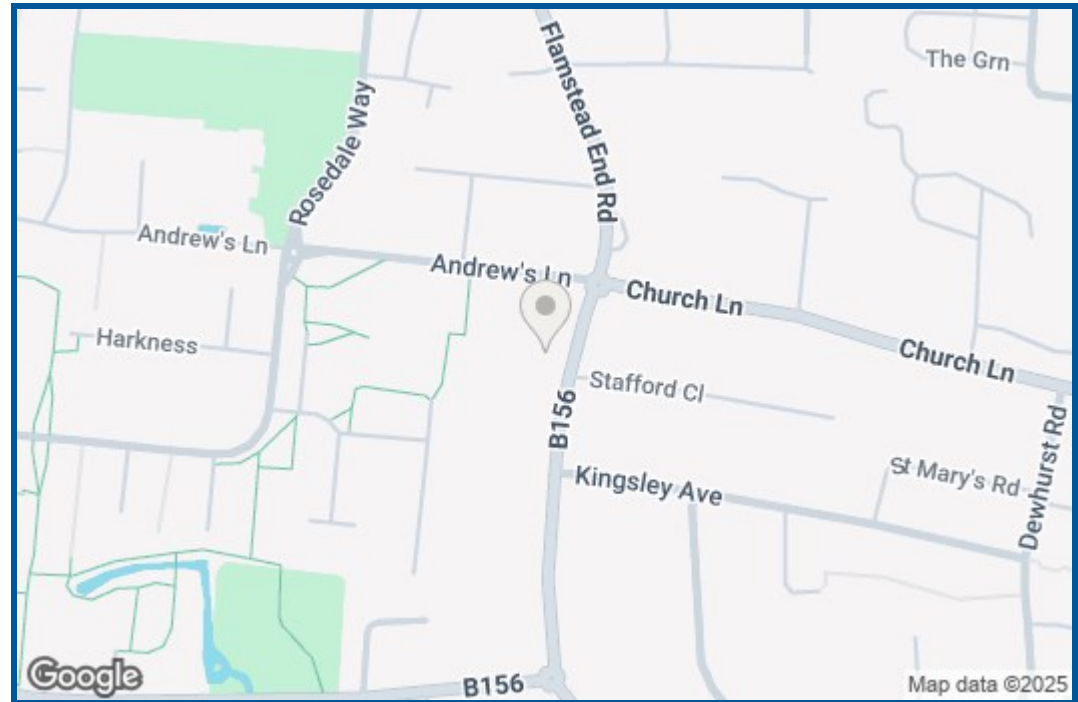














Outbuilding
Area: 30.4 m² ... 327 ft²



Ground Floor
Area: 136.1 m² ... 1465 ft²



First Floor
Area: 133.0 m² ... 1432 ft²



Second Floor
Area: 63.4 m² ... 683 ft²



Churchgate Road, Cheshunt, EN8 9EJ

Total Area: 332.5 m² ... 3579 ft² (excluding Garden & Gym)

All measurements are approximate and for display purposes only