



JR Sales & Letting

**Lightwood Close
Cheshunt**



**£869,950
Freehold**

Impressive Five Bedroom Detached Home in Sought-After Cul-de-Sac

Tucked away at the end of a popular and highly sought-after cul-de-sac, this beautifully presented five-bedroom detached family home offers generous living space and a stunning landscaped garden — perfect for modern family living.

The heart of the home is a spacious open-plan kitchen/diner, ideal for entertaining and everyday family life, complemented by two additional reception rooms providing flexible space for relaxing, working from home, or play. Upstairs, the property boasts five well-proportioned bedrooms, all with fitted wardrobes, and an en-suite to the master bedroom.

Additional highlights include a double garage, ample driveway parking, and a private rear garden designed for both beauty and low-maintenance enjoyment.

This exceptional home combines space, style, and location — offering the ideal setting for family life, with easy access to Cheshunt and Cuffley Train Stations, the A10, and the M25, making commuting and travel straightforward. The property also falls within a highly regarded school catchment area, making it an excellent choice for families.

- **Five-bedroom detached family home in a sought-after cul-de-sac**
- **Spacious open-plan kitchen/diner ideal for family life and entertaining**
- **Two additional reception rooms offering versatile living space**
 - **Generous master bedroom with en-suite**
 - **Good sized bedrooms which feature fitted wardrobes**
- **Stunning landscaped rear garden — private and beautifully maintained**
 - **Double garage with ample driveway parking**
 - **Well presented throughout**
 - **A perfect home for families seeking space, comfort, and convenience**
- **Easy access to Cheshunt & Cuffley Train Station, A10 & M25**

Front

Off street parking for multiple vehicles. Indian sandstone path to the front door. Laid lawn. Shrub and flower borders. Slate shingle area.

Covered Entrance

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

Hallway

Coving to ceiling. Radiator. Oak wooden flooring. Inset spotlights. Stairs to first floor with timer balustrade. Doors to:-

Lounge

17'10 x 11'9

Leaded light double glazed windows to the front. Two double radiators. Feature fireplace with wooden surround and quartz stone inset and hearth with gas real flame effect fire.

Downstairs Cloakroom

Low flush W.C. with push button flush and concealed cistern. Vanity wash basin with mixer taps and cupboards under. Tiled splash back. Oak wooden flooring. Radiator.

Kitchen/Diner

22'6 x 17'4 narrows to 10'

Double glazed windows to the rear and side. Double glazed French doors into the garden. Two feature column radiators. Double radiator. Tiled effect vinyl flooring. Range of wall and base fitted units in gloss white with grey sparkly quartz worktops over incorporating underslung stainless steel sink with 1 1/2 bowl with mixer tap and drainer. Quartz stone splash. Space for a gas range cooker with stainless steel and glass extractor fan over. Integrated dishwasher. Integrated fridge. Eye level microwave. Inset spotlights to ceiling. Wall mounted electric fireplace. Door to:-

Utility Room

11'2 x 5'4

Double glazed door to the side. Radiator. Wall mounted Valliant boiler. Base units with worktop over. Incorporating a sink with mixer tap and drainer. Plumbing for washing machine. Space for tumble drier. Tiled splash backs. Vinyl flooring. Cupboard under the stairs. Door to:-

Garage

17'5 x 16'4

Twin up and over doors. Power and lighting.

Second Reception Room/TV Room/Snug

10'9 x 11'10

Coving to ceiling. Radiator. Oak flooring. Inset spotlights. Double glazed French doors with side windows to the garden.

First Floor Landing

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

Bedroom 1

14'3 x 15'3 plus door recess

Leaded light double glazed windows to the front. Radiator. Range of fitted wardrobes. Door to:-

En-Suite

Leaded light opaque double glazed window to the front. Radiator. Tile enclosed quadrant shower cubicle with mixer valve, rain head and hand attachment. Vanity wash hand basin with mixer tap. Low flush W.C. with push button flush and concealed cistern. Part tiled walls. Mirror cabinet with lighting. Ceramic tiled floor.

Bedroom 2

11'10 x 14'1

Leaded light double glazed window to the front. Radiator. Built in wardrobes.

Bedroom 3

11'10 x 13'6

Double glazed window to the rear. Radiator. Built in fitted wardrobes.

Bedroom 4

10'4 x 10'7

Double glazed window to the rear. Radiator. Built in fitted wardrobes.

Bedroom 5

9'10 x 10'3 into door recess

Double glazed window to the rear. Built in wardrobes.

Family Bathroom

Opaque double glazed window to the side. Chrome towel radiator. Low flush W.C. with push button flush and concealed cistern. Panel bath mixer tap and hand attachment. Vanity wash hand basin with mixer tap. Quadrant shower cubicle with mixer valve, rain head and hand attachment. Panelling. LED lighting. Extractor fan. Ceramic tiled floor.

Garden

Beautifully landscaped garden with marble effect porcelain tiled patio. Retaining walls with shrub planters. Laid lawn. Additional patio area. Attractive range of shrubs. Outdoor lighting. Timber shed to the side. Side access.

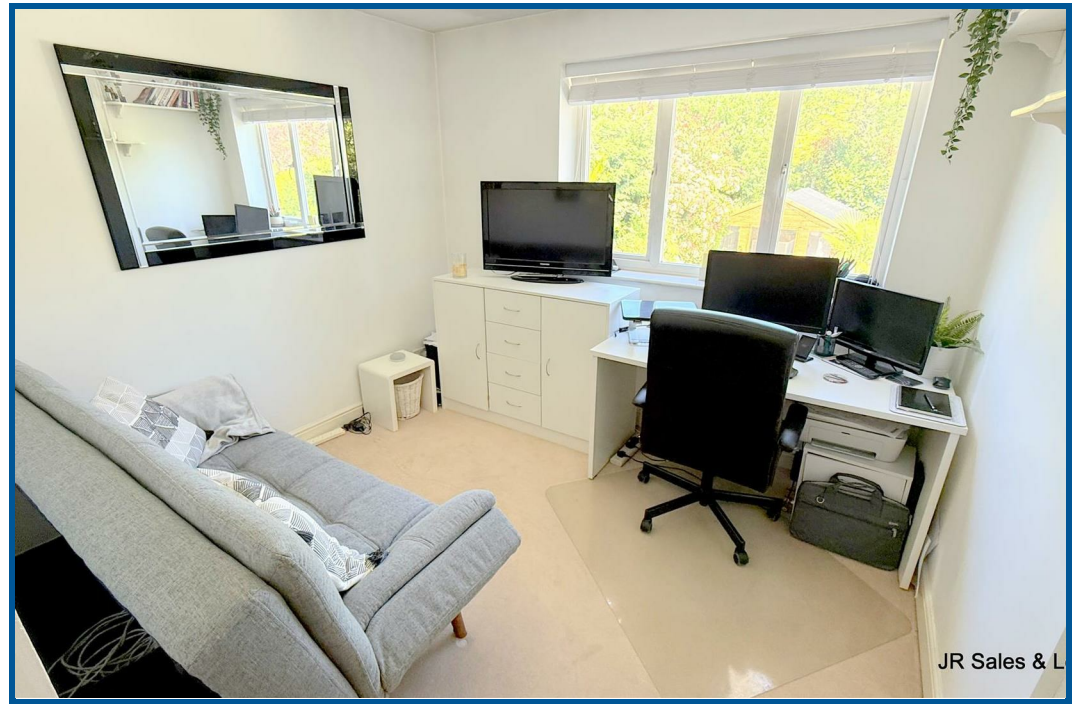
Bar/Games Room

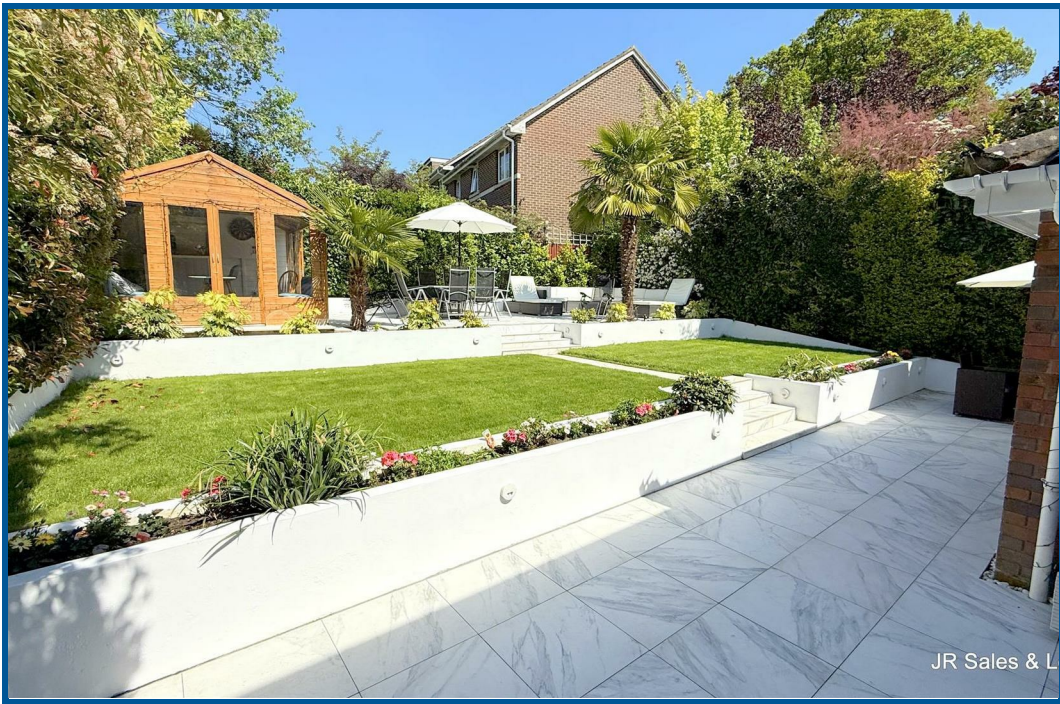
Timber summerhouse with power and lighting.

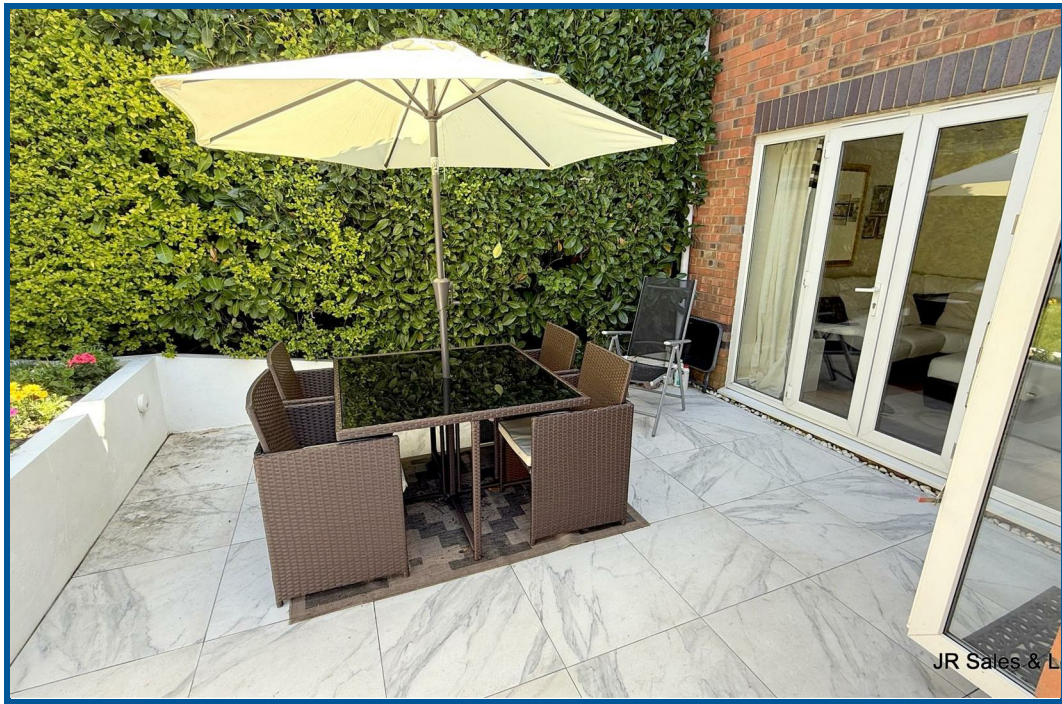


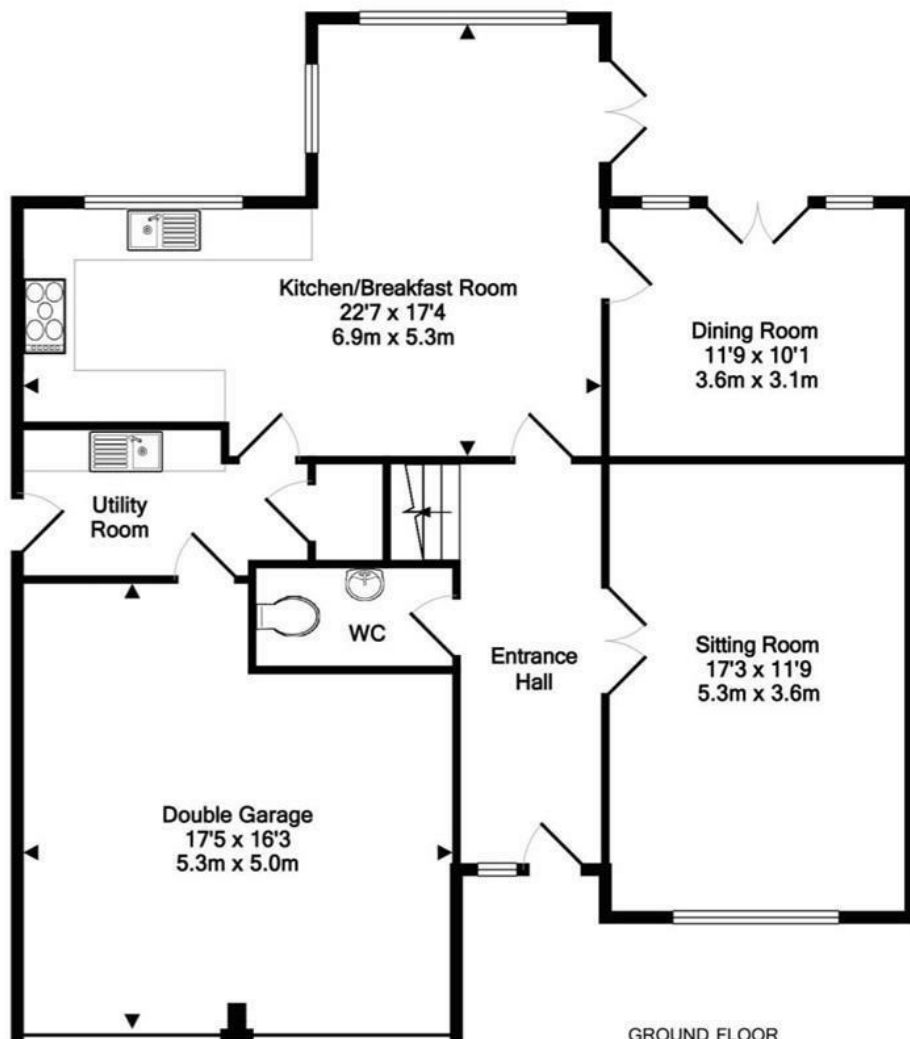




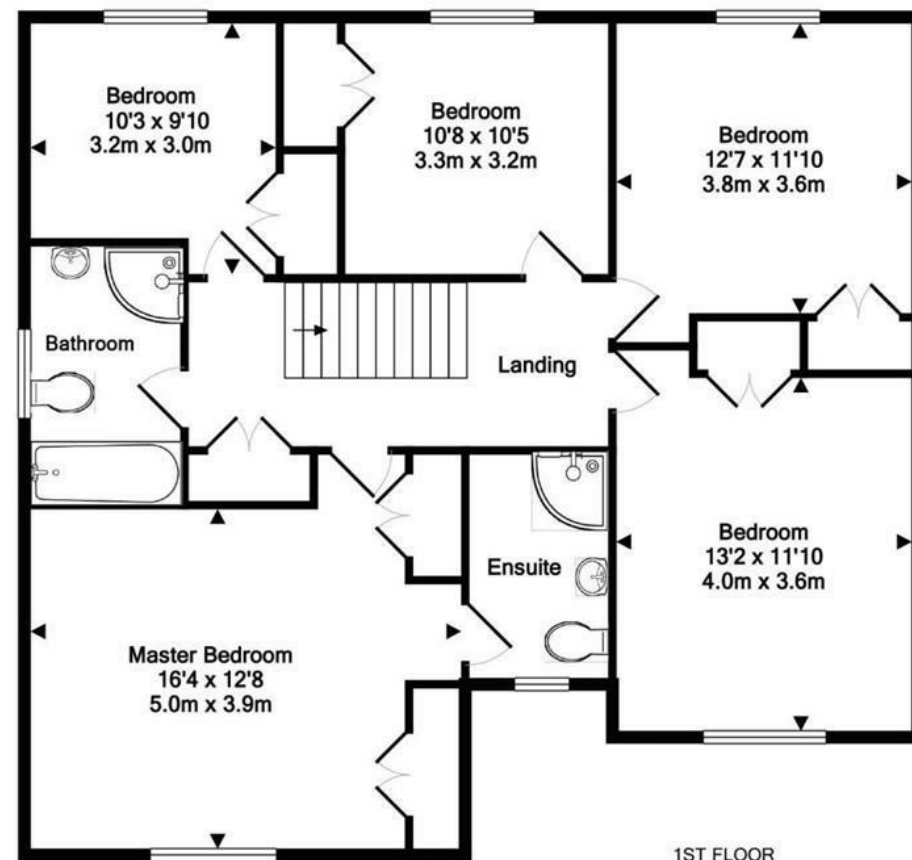








GROUND FLOOR
APPROX. FLOOR
AREA 1093 SQ.FT.
(101.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1019 SQ.FT.
(94.7 SQ.M.)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		