



JR Sales & Letting

**Shambrook Road
West Cheshunt**



**£630,000
Freehold**

Attractive 4-Bedroom Family Home | West Cheshunt | Excellent Schools Nearby | Driveway, Garage & Conservatory

Situated in the popular West Cheshunt area, close to the borders of Goffs Oak, this well-presented four-bedroom detached family home offers spacious accommodation, modern features, and a prime location. Enjoy peaceful countryside walks while remaining within easy reach of Cuffley Train Station, the A10, and M25, ideal for commuters and families alike.

The property benefits from a private driveway, integral garage, and well-maintained gardens. Inside, you'll find a bright conservatory, a kitchen and utility room with stylish granite worktops, a ground floor WC, and two bathrooms, including an en-suite shower room to the principal bedroom.

Located close to a selection of highly regarded schools, this home is perfectly suited for growing families looking for comfort, space, and convenience.

- **Four well-proportioned bedrooms**
- **Kitchen & utility room with granite worktops**
- **Bright conservatory overlooking rear garden**
 - **Ground floor WC**
- **Family bathroom and en-suite to main bedroom**
 - **Private driveway and integral garage**
 - **Attractive front and rear gardens**
 - **Close to scenic countryside walks**
- **Within catchment for excellent local schools**
- **Convenient access to Cuffley Station, A10 & M25**

Front

Driveway for two cars. Landscaped garden with shingle and shrubs. Side access via a gate.

Entrance

Attractive cover entrance porch with a leaded light style double glazed entrance door to the:-

Hallway

Stairs to the first floor with cupboard under. Real wooden floor. Coving to ceiling. Door to:-

W.C.

Opaque double glazed window to the rear. Low flush W.C. with push button flush. Wall mounted wash hand basin with mixer tap. Chrome towel radiator. Extensively tiled walls and flooring.

Lounge

15'8 x 11'

Double glazed box bay window to the front. Two radiators. Coving to ceiling. Feature fireplace with real flame effect gas fire (untested) and Limestone surround & hearth. Real wooden flooring. Archway to the:-

Dining Room

10'9 x 8'10

Coving to ceiling. Real wooden flooring. Wooden bi-folding doors to the:-

Conservatory

12' x 9'3

Double glazed with fitted blinds. Ceramic tiled floor. Opening vent. Air conditioning unit. French doors to the garden. TV point.

Kitchen

11'8 x 9'6

Double glazed window to the rear with fitted blind. Inset spotlights to the ceiling. Ceramic tiled floor. Range of wall and base fitted units in matt white with granite worktops over incorporating an underslung stainless steel sink with drainer grooves and mixer tap. Up-stands. Breakfast bar. Splash back for the five burner gas hob with extractor fan over. Tiled splash backs. Under lighting. Integrated dishwasher. Eye level double oven. Integrated fridge and freezer. Pull out larder cupboard. Door to:-

Utility Room

10'2 x 5'

Double glazed door to the garden. Ceramic tiled floor. Wall and base fitted units in matt white with sparkly granite worktops over. Incorporating a stainless steel sink with mixer tap and drainer. Up stands. Plumbing for washing machine. Wall mounted boiler. Extractor fan. Inset spotlights. Tiled splash backs. Door to:-

Garage

17'4 x 8'

Up and over door. Power and lighting.

First Floor Landing

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

Bedroom 1

10'10 x 10'8

Double glazed window to the front. Radiator. Built in fitted wardrobes. Door to:-

En-Suite

Opaque double glazed window to the side. Chrome towel radiator. Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboard under. Tile enclosed shower cubicle with mixer valve and shower attachment. Inset spotlights. Extensively tiled walls. Shaver socket. Extractor fan.

Bedroom 2

19'3 x 8'

Double glazed window to the front. Radiator. Built in storage cupboard.

Bedroom 3

10'11 into the eaves x 9'11

Double glazed window to the rear. Radiator. Built in wardrobe and storage cupboard.

Bedroom 4

8' x 6'10

Double glazed window to the rear. Radiator.

Family Bathroom

Opaque double glazed window to the front. Deep panel bath with mixer tap with a shower valve with hand attachment over and folding glass shower screen. Low flush W.C. with a push button flush. Vanity wash hand basin with feature bowl and mixer tap. Feature chrome towel radiator. Extensively tiled walls. Inset spotlights. Extractor fan. Shaver socket. Integrated TV at the end of bath (untested) and ceiling speaker.

Garden

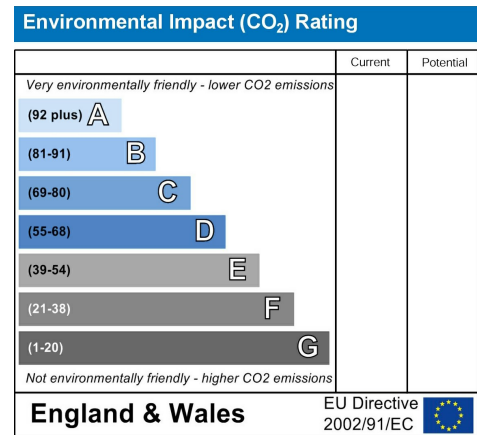
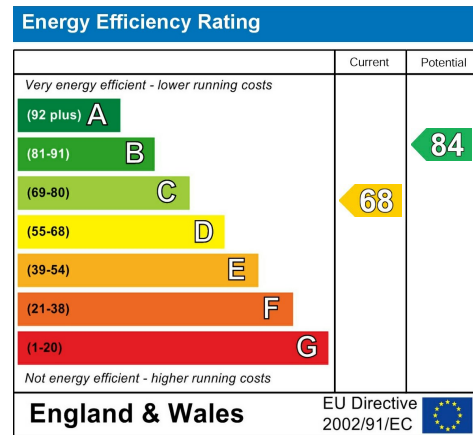
42'

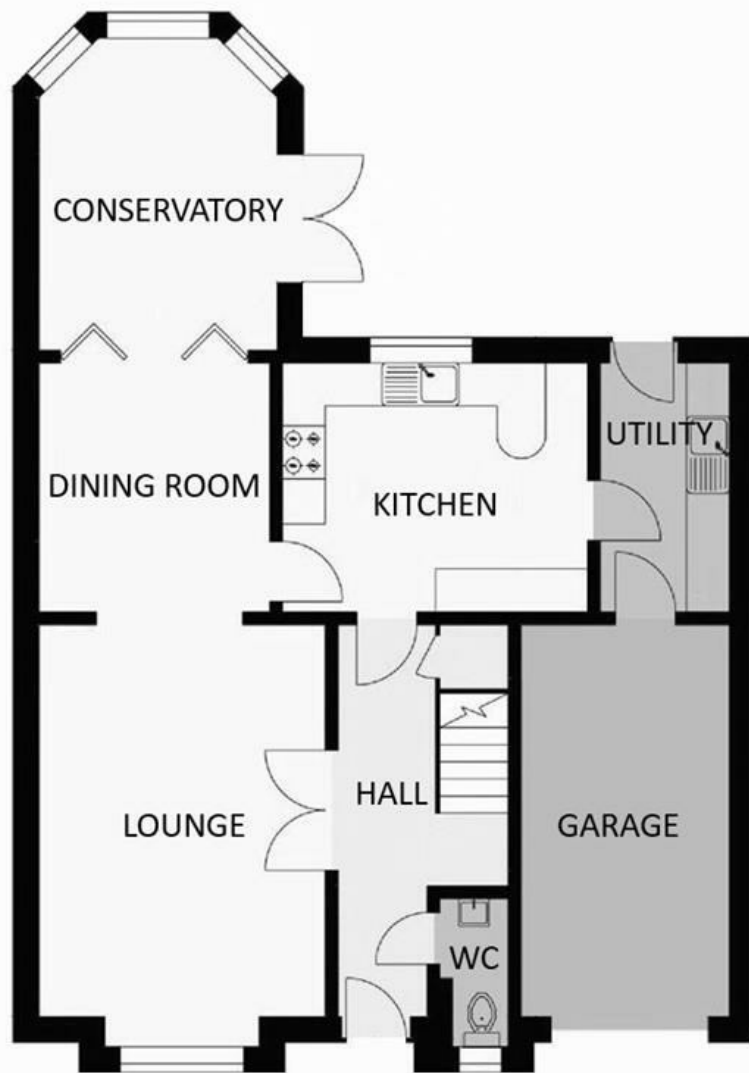
Mainly laid to lawn. Indian sand stone patio area. Pathway down the side of the house. Sleeper borders with shrub and flowers. Childrens play bark area. Outside water tap.



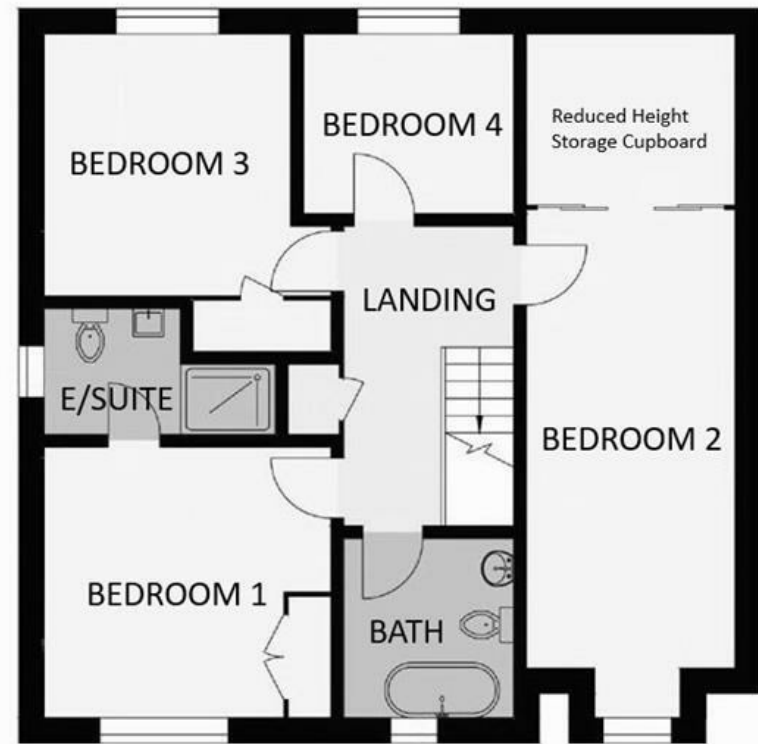








GROUND FLOOR



FIRST FLOOR

Approx. 1474 sq ft including Garage