



**Richardson Crescent  
West Cheshunt**



**£895,000  
Freehold**

This impressive five-bedroom detached family home is set on a sought-after development, featuring three reception rooms, a large double garage, and ample parking.

The property opens into a spacious hallway with Amtico flooring and an elegant bespoke oak and glass staircase. The ground floor offers a bright living room, separate dining room, study, and kitchen with Corian quartz worktops, plus a utility room, ground floor WC, and a lean-to/conservatory with access to the double garage — ideal for conversion to additional living space or an annex (STPP).

Planning permission was approved in January 2024 for a loft conversion and rear extension, offering excellent potential to further enhance the home's space and value.

Upstairs are five well-proportioned bedrooms, including a master with Fishpools fitted wardrobes and en-suite, a second bedroom with en-suite, and a stylish family bathroom.

Outside features a good sized rear garden with partial shading from mature trees, perfect for entertaining, and a large block-paved driveway with generous parking.

Situated on a desirable development within a good school catchment, the home is within easy reach to Cuffley BR station, Goffs Oak village, and excellent A10/M25 transport links.

- **Substantial five-bedroom detached family home**
- **Situated on a sought-after development within a desirable school catchment area**
- **Spacious hallway with Amtico flooring and elegant bespoke oak & glass staircase**
- **Three reception rooms – bright living room, separate dining room, and study**
- **John Lewis Fitted Kitchen with Corian Quartz worktops and adjoining utility room**
  - **Ground floor WC and John Lewis fitted lean-to/conservatory with access to the double garage**
- **Planning permission was approved in January 2024 for a loft conversion and rear extension**
- **Five bedrooms – master with Fishpools fitted wardrobes and en-suite; second bedroom also with en-suite**
- **Good-sized, semi-secluded rear garden and large block-paved driveway with ample parking, Double garage**
- **Close to Cuffley BR station, Goffs Oak village, and excellent A10/M25 transport links**

#### Front

Block paved driveway. Ornate walls with wrought iron railings and capped pillars. Slate shingle areas with shrubs leading up to the front door. Power point.

#### Storm Porch

Carriage lights. Security light.

#### Entrance

Hardwood leaded light effect glazed entrance door to the:-

#### Hallway

Two double glazed windows. Radiator with decorative cover. Coving to ceiling. Large built in double cloaks cupboard and shoe storage. Amtico flooring with feature pencil line border. Doors to the:-

#### Study

Double glazed window to the side. Radiator. Coving to ceiling.

#### Inner Hallway

Bespoke staircase to first floor with timber balustrade and contemporary style glass panels with storage cupboard underneath. Coving to ceiling. Amtico flooring. Doors to:-

#### W.C.

Opaque double glazed window to the side. Wall mounted chrome towel radiator. Low flush W.C. with concealed cistern and chrome flush plate. Wall mounted wash hand basin with mixer tap and cupboard under. Extensively tiled walls. Amtico flooring.

#### Living Room

Dual aspect room with double glazed patio sliding doors to the garden. Box bay double glazed windows to the front. Two radiators, one with decorative cover. Amtico flooring. Real flame effect feature fire. Coving to ceiling. Range of bespoke oak fitted bookcases and cupboards with glass display cabinets.

#### Dining Room

Double glazed sliding patio doors to the garden. Radiator with decorative cover. Amtico flooring. Coving to ceiling.

#### Kitchen

Double glazed window to the rear. Junckers solid wood flooring fitted by John Lewis. Radiator with decorative cover. Fitted by John Lewis a range of wall and base fitted units in cream shaker style with sparkly Corian quartz worktops with up-stands over incorporating an underslung ceramic sink and drainer grooves with mixer water tap, filter tap and soap pump. Integrated dishwasher. Range Master oven with matching splash back and extractor fan over. Integrated fridge. Under lighting. Door to:-

#### Utility Room

Cream shaker style wall and base fitted units with sparkly Corian quartz worktops with up-stands over incorporating an underslung ceramic sink with mixer tap and drainer groove and soap pump. Space and plumbing for a washing machine and drier. Extractor fan. Junckers solid wood flooring. Double glazed door to:-

#### Lean-to/Conservatory

Fitted by John Lewis with double glazed windows to the side. Double glazed door to the side. Junckers solid wood flooring. Cream shaker style base units with sparkly granite worktops over. Space for two tall fridge and freezers. Shelving space for larder. Door to:-

#### Garage

Twin Hormann remote control roller doors. Extensive power and lighting. EV car charger point. Storage in the eaves and shelving.

#### Landing

Double glazed window to the side. Access to loft space via a pull

down ladder. Radiator with decorative cover. Built in airing cupboard housing the immersion cylinder. Doors to:-

#### Bedroom 1

Double glazed windows to the rear. Radiator with decorative cover. Coving to ceiling. Fitted Fishpools oak mirror fronted sliding doors. Archway to a:-

#### Walk-in Dressing Room

Extensive range of Fishpools oak mirror fronted fitted wardrobes. Door to:-

#### En-Suite Shower Room

Opaque double glazed window to the rear. Chrome towel radiator. Ceramic tiled floor. Double tile enclosed shower cubicle with sliding door, mixer valve and rain-head. Extractor fan. Inset spotlights. Sink unit with mixer tap and cupboards under. Low flush W.C. with concealed cistern and push button flush. Mirror cabinets with lighting with a built in shaver socket. Extensively tiled walls in complimentary ceramics. Supplied and fitted by 'Bath Store'.

#### Bedroom 2

Double glazed window to the rear. Coving to ceiling. Radiator. Door to:-

#### En-Suite Shower Room

Ceramic tiled floor. Chrome towel radiator. Inset spotlights to ceiling. Extractor fan. Tile enclosed shower cubicle with mixer valve and hand attachment. Vanity wash hand basin with mixer tap and cupboards under. Low flush W.C. with push button flush. Mirror bathroom cabinet, shaver socket and light. Extensively tiled walls in complimentary ceramics. Supplied and fitted by 'Bath Store'.

#### Bedroom 3

Double glazed window to the front. Radiator. Coving to ceiling.

#### Family Bathroom

Opaque double glazed window to the front. Chrome towel radiator. Suite comprising of corner shower bath with jacuzzi function, mixer tap, hand attachment and rain head. Vanity wash hand basin with mixer tap and cupboards under. Low flush W.C. with concealed cistern and push button flush. Mirror cabinet with LED lights and shaver socket plus additional de-misting pad mirror cabinet with LED lights. Inset spotlights. Extractor fan. Extensively tiled in complimentary ceramics. Supplied and fitted by 'Bath Store'.

#### Bedroom 4

Dual aspect double glazed windows to the sides. Radiator with decorative cover. Coving to ceiling.

#### Bedroom 5

Double glazed window to the front. Radiator. Coving to ceiling.

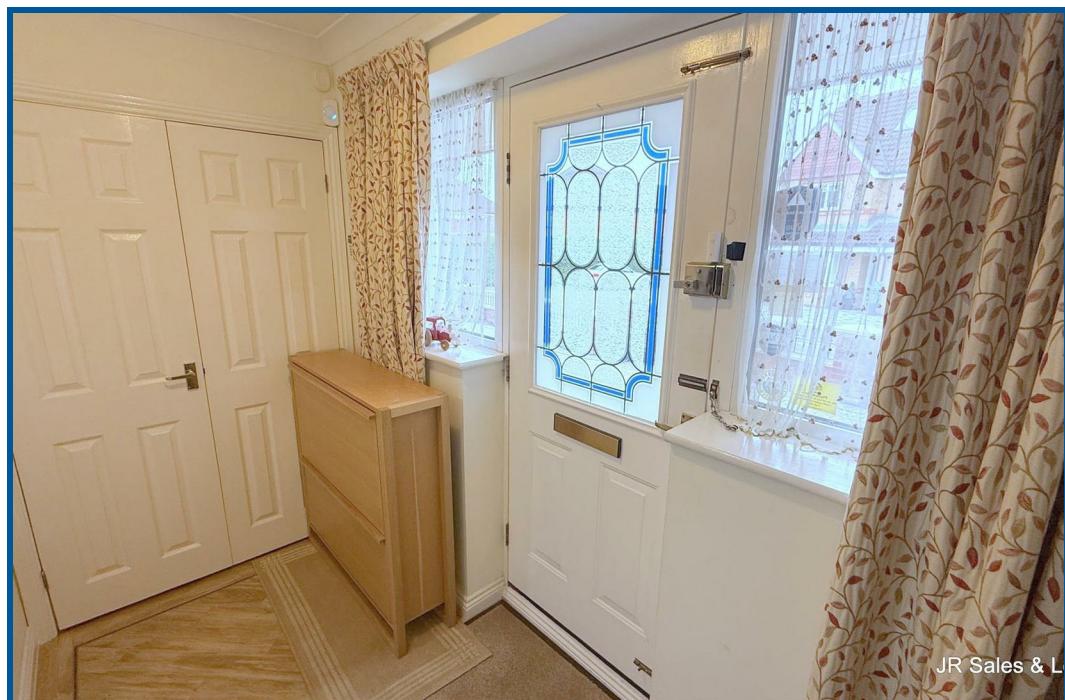
#### Garden

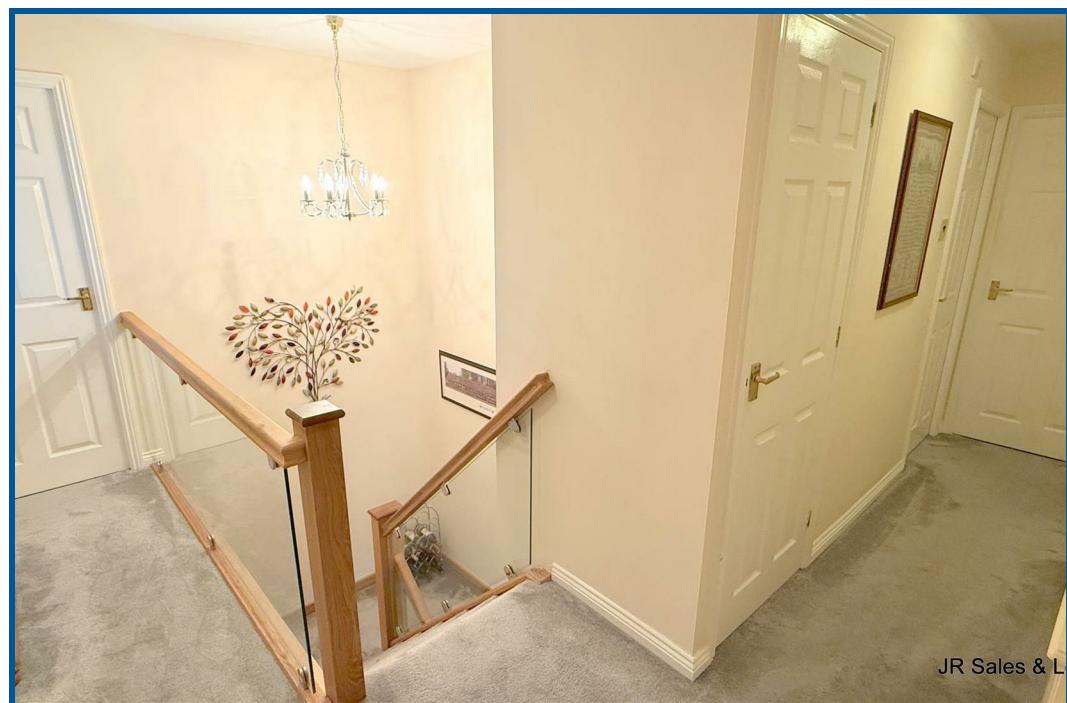
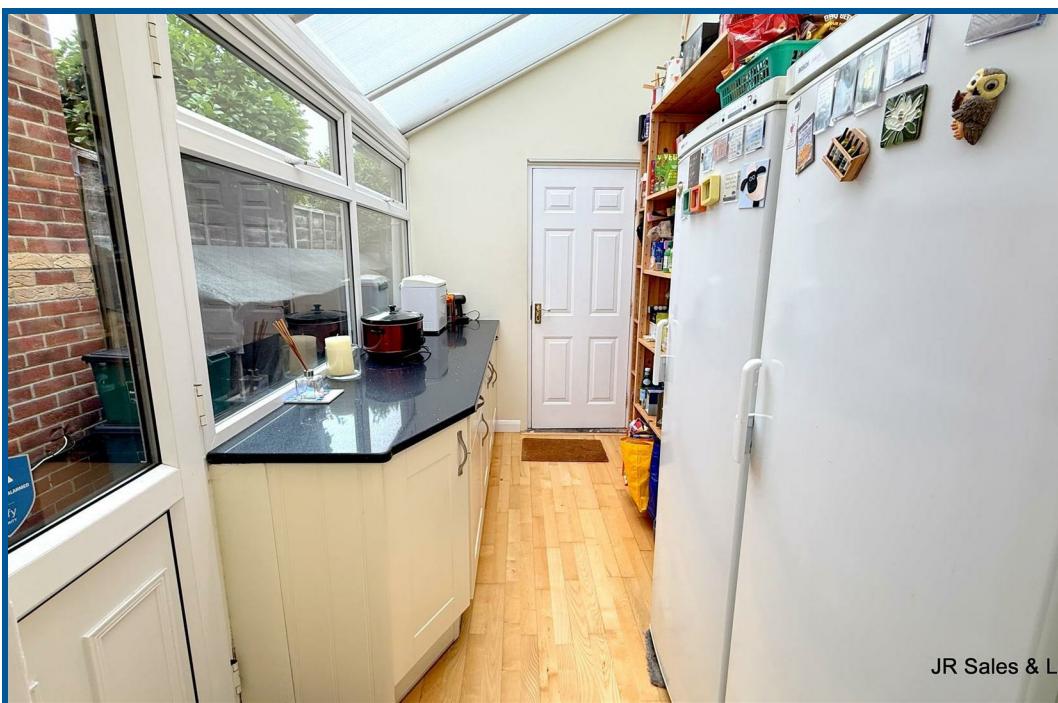
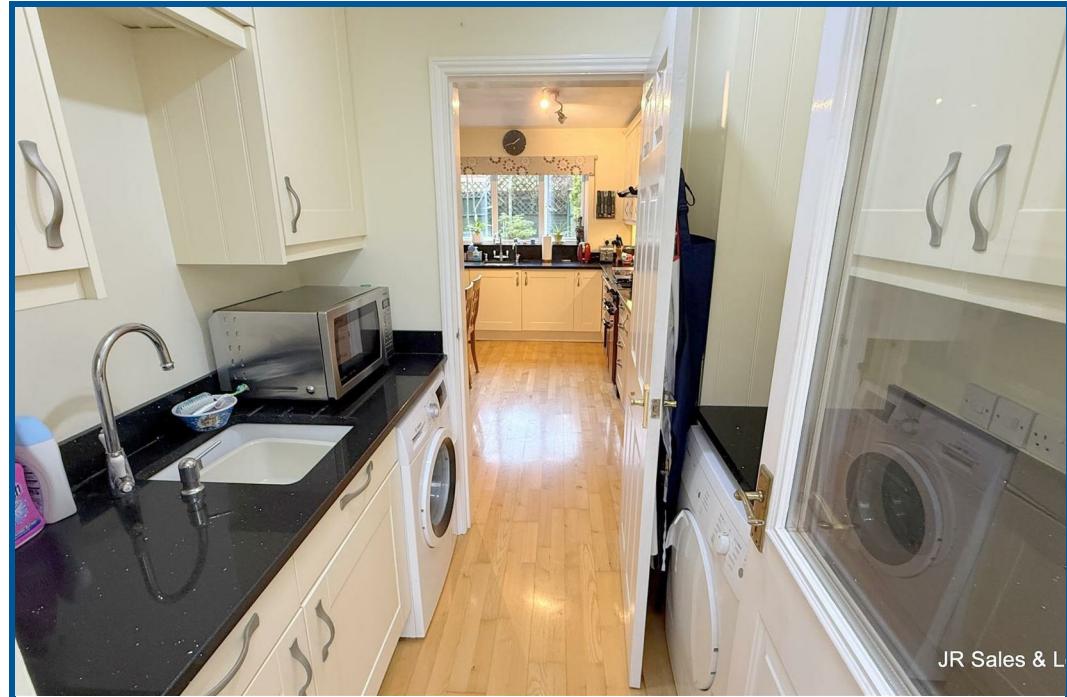
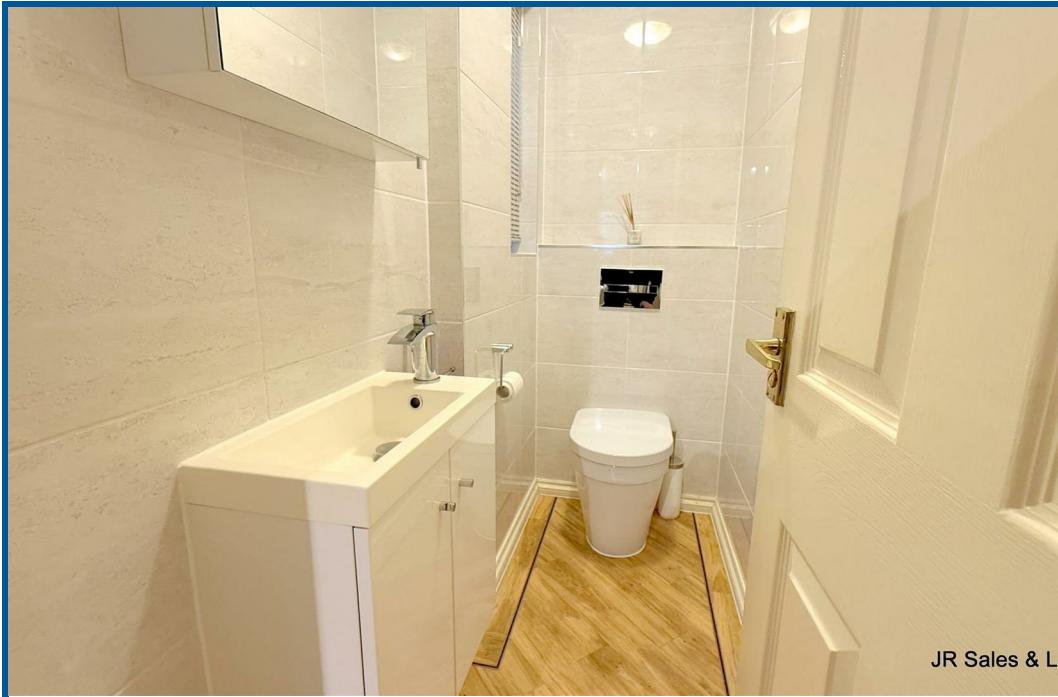
Large paved patio. Lawn area. Shrub and flower borders. Potting shed. Side access. Water tap. Lighting. Two Power points.

#### Planning

Planning was approved January 2024 for a Loft Conversion 07/23/0940/LDP and single story rear extension 07/23/0939/HF see Broxbourne planning portal for more info and detail drawings.





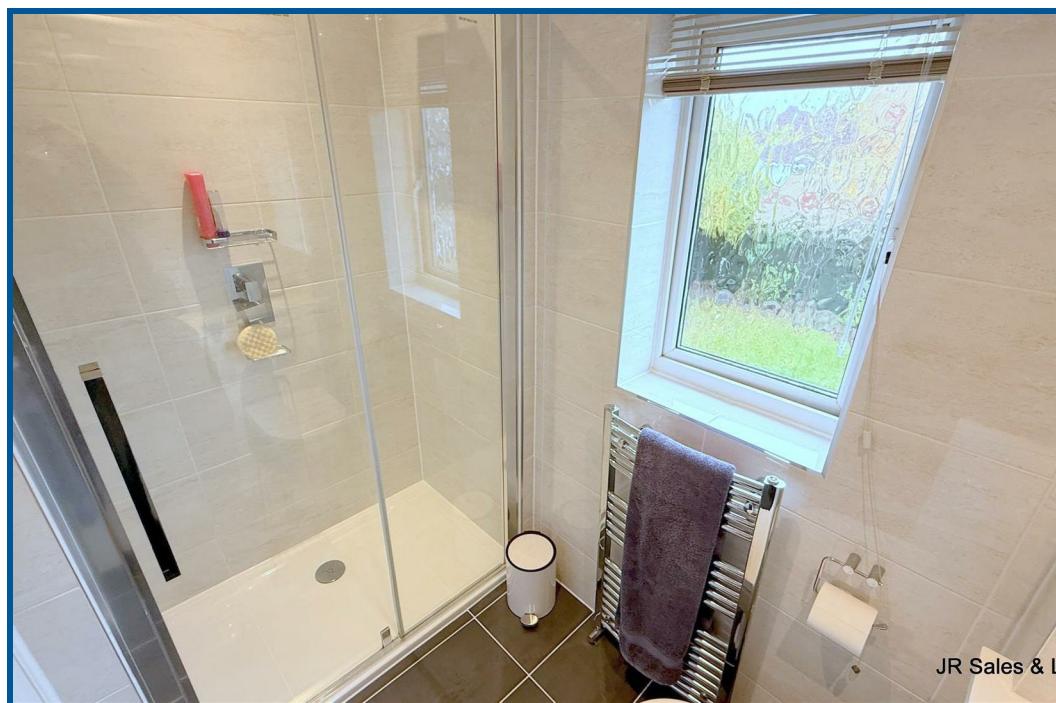




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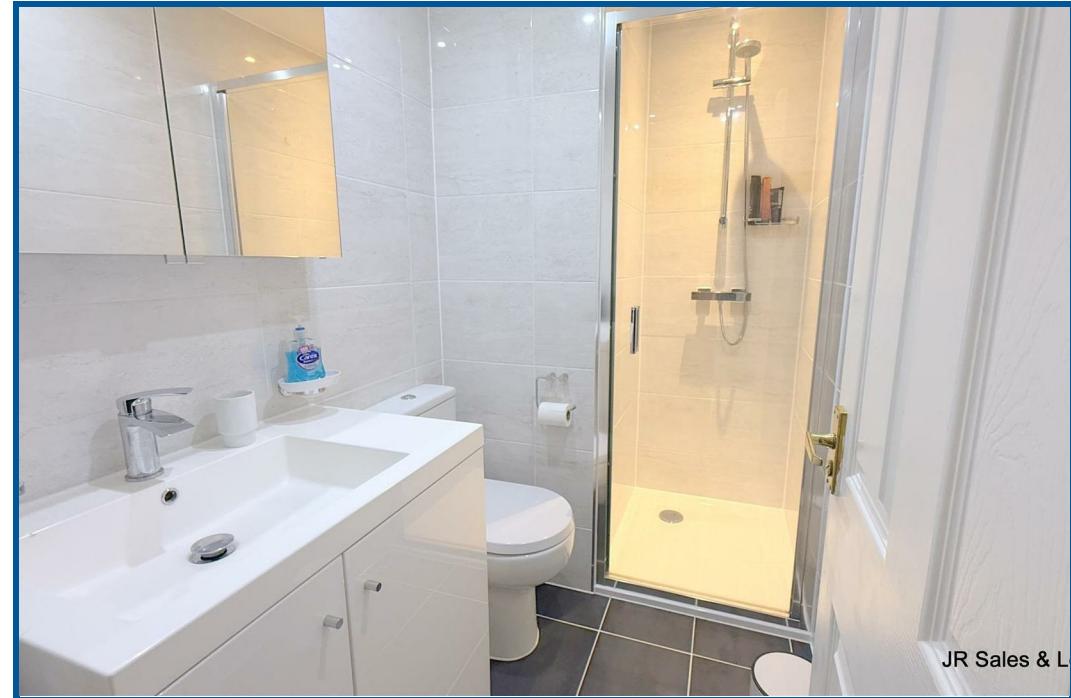
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**Richardson Crescent, Cheshunt, EN7 6WZ**

Total Area: 201.0 m<sup>2</sup> ... 2164 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-90) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-90) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			