



JR Sales & Letting

**Richardson Crescent
West Cheshunt**



**£3,800 Per month
Per Month**

A beautifully presented and spacious family home located in a quiet residential crescent. This attractive property offers multiple reception rooms, a stylish fitted kitchen with utility, five generous double bedrooms (two with en-suites), a private rear garden, and a double garage with driveway parking. Recently redecorated with brand-new carpets upstairs and quality wood flooring to the ground floor, this home combines traditional charm with modern comfort.

Private tenants only, available immediately.

- Five generous double bedrooms
- Two en-suite shower rooms plus family bathroom
- Modern fitted kitchen with integrated appliances
 - Separate utility room and downstairs WC
 - Double garage
- Feature fireplace and French doors opening to rear garden
 - Brand new carpets fitted upstairs
- Private rear garden ideal for entertaining
- Double glazed led windows throughout
- Located in a desirable residential crescent close to local schools and transport links

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
England & Wales		
EU Directive 2002/91/EC		

Entrance Hall

Entrance via timber front door with double glazed opaque leaded side window. Wood flooring, understairs storage cupboard, and built-in cloak cupboard.

Front Reception Room 11'10 x 10'0

Double glazed leaded windows to front, radiator. Coving to ceiling, wall lights, and wood flooring.

Second Front Room 11'7 x 7'3

Double glazed leaded windows to front, coving to ceiling, double radiator, and wood flooring.

Downstairs WC

Extractor fan, tiled splashbacks, radiator, concealed cistern WC, wash basin with storage under, and wood flooring.

Kitchen / Breakfast Room 16'10 x 11'5

Double glazed leaded windows to garden and side aspect, spotlights to ceiling, double radiator, and tiled splashbacks. Fitted wall and base units with stainless steel 1½ bowl sink and mixer tap, integrated dishwasher, Bosch eye-level double oven, gas hob with extractor over, and American-style fridge freezer.

Utility Room

Double glazed Door to side, matching wall and base units with stainless steel sink and drainer, space for washing machine and additional appliance, and housing for boiler.

Rear Reception Room 11'5 x 12'4 max

French doors to rear garden with matching side windows, coving to ceiling, double radiator, and wood flooring.

Living Room 19'11 x 13'6

French doors to garden with glazed panels to either side, coving to ceiling, feature fireplace, two double radiators, and wood flooring.

First Floor Landing

Brand new carpet, radiator, and airing cupboard.

Bedroom One (Front) 12'0 x 11'1

Double glazed leaded windows to front, coving to ceiling, radiator, built-in wardrobe, and new carpet.

Bedroom Two (Rear) 14'7 x 12'7

Double glazed leaded windows overlooking the garden, coving to ceiling, radiator, built-in double wardrobe, and new carpet.

En-Suite:

Extensively tiled, opaque window to side, heated towel rail, WC, pedestal wash basin with mixer tap, and shower cubicle with thermostatic shower.

Family Bathroom

Extensively tiled, opaque double glazed window to rear, heated towel rail, concealed cistern WC, panel bath with mixer tap and shower attachment, wash basin with cupboard under, and separate large shower cubicle.

Bedroom Three (Rear) 14'5 x 12'4

Double glazed leaded windows overlooking garden, coving to ceiling, radiator, five built-in wardrobes, and new carpet.

En-Suite:

Fully tiled, inset ceiling spotlights, extractor fan, opaque window to side, WC, wash basin with cupboard under, and tiled shower cubicle with glass door. Wood-effect flooring and heated towel rail.

Bedroom Four (Front) 11'11 x 18'8

Double glazed leaded windows to front, coving to ceiling, radiator, quadruple built-in wardrobe, and new carpet.

Bedroom Five (Rear) 12'7 x 10'8

Double glazed windows overlooking garden, coving to ceiling, radiator, and new carpet.

Outside

front

Drive for 2 cars. Double garage with up and over doors.





JR Sales & L



JR Sales & L



JR Sales & L



JR Sales & L







