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Broxbourne
Hertfordshire
EN10 7NF*

**LONGFIELD LANE,
CHESHUNT HERTFORDSHIRE EN7 6AQ.**



Surprisingly spacious two double bedroom terraced property which has recently been the subject of great improvement and enjoys the benefit of private gardens.

Situated in an ideal location, within easy reach of the Brookfield Centre offering an extensive range of shopping and sporting facilities. Highly regarded schools for all grades are within the catchment of this property, and transport links by road and rail are convenient together with a bus service literally on the doorstep.

AVAILABLE IMMEDIATELY

SUMMARY OF ACCOMMODATION

- *ENTRANCE HALL***
- *BRIGHT SITTING ROOM***
- *GOOD SIZE KITCHEN/DINING ROOM***
- *TWO DOUBLE BEDROOMS***
- *SHOWER/WET ROOM***
- *ELECTRIC CENTRAL HEATING***
- *UPVC DOUBLE GLAZING***
- *PRIVATE FRONT AND REAR GARDENS***

- *NO PETS* *NON SMOKERS***

Wrought iron handrail and stone steps lead to a partly glazed entrance door with courtesy carriage lighting, leading to the:

ENTRANCE HALL 5'1 x 3'6 Coved ceiling and multi paned glazed door leading to the:

BRIGHT SITTING ROOM 15'7 x 11'9 Front aspect, coved ceiling, decorative ceiling rose and pendant light fitting. Staircase leading to the first floor landing with timber handrail and large under stairs storage cupboard housing the fuse box and electric meters. Wall mounted hooks for cloaks hanging space. Feature wooden fireplace with electric fire, marble effect surround and matching hearth. Panel radiator, smoke alarm and door leading to the:



KITCHEN/DINING ROOM 12'2 X 11'10 Pair of French doors (newly installed) lead to the patio and garden. Adjacent casement window. Partly tiled walls and fitted with a range of base units with ample working surfaces over incorporating a stainless steel one and a half bowl sink unit with mixer tap and cupboards below. The white goods will remain, please note that the landlord does not accept responsibility should the appliances fail to work and include fridge/freezer, electric oven and grill, plus washing machine. Wall mounted electric radiator.



FIRST FLOOR LANDING Loft hatch, please note there is no access to store belongings in the loft. Doors to shower/wet room and bedroom two, further door leads to:



BEDROOM ONE 11'10 X 11'9 (measured into the wardrobes) Window with front aspect. Fitted wardrobes to one wall with further storage cupboards above. Adjacent built in cupboard (over the stairwell). Wall mounted electric radiator. Two wall light points with contemporary light fittings, ceiling rose and coved ceiling.

BEDROOM TWO 11'9 x 7'8 Window overlooking the rear garden with electric panel heater below. Built in airing cupboard housing the hot water cylinder. Linen storage shelving.



SHOWER/WET ROOM 7'4 x 5'6 Partly tiled. White suite comprising wash hand basin with mixer tap and cupboard below, mirror front wall cabinet above. Further wall mirror with extractor fan above. Low flush w.c. and wall mounted Mira electric shower with seat facility and wrap around shower curtain.

EXTERIOR

Front Garden

Laid to lawn with central pathway.

Rear Garden

Laid to lawn with panelled fencing and decked pathway leading to the rear patio area with gateway affording rear access for bins etc. Directly behind the property is a paved patio with light and power connections.



COUNCIL TAX BAND. C £1,566.13 (as of 28th May 2024)

PRICE: £1,500.00 Per Calendar Month

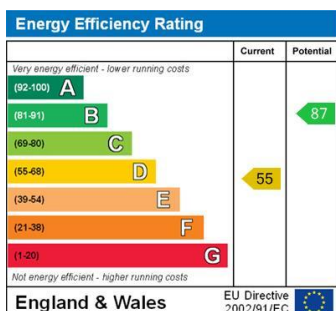
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with **Owners Sole Agents** -
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennigan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det 0414

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