

**Lovering Road, West Cheshunt Tenure Freehold**  
Price £750,000



DETACHED FAMILY HOME with FIVE DOUBLE BEDROOMS and FOUR BATH / SHOWER ROOMS in a cul-de-sac location.

- Detached House
- Five Double Bedrooms
- Four Bath/Shower Rooms
- Three Reception Rooms
- Refitted Kitchen / Breakfast Room
- Landscaped Garden
- Driveway for Three Cars
- Cul-De-Sac Location



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.  
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.





Part A:  
Council Tax Band: F  
Freehold

Part B  
Type: House  
Physical Characteristics: Detached  
Construction Type: Traditional  
Rec Rooms: 3 Bedrooms: 5 Bathrooms: 4 Kitchens: 1

Parking: Off Street  
Mobile Signal: Great  
Are the following Services connected:  
Electricity Yes  
Renewable / Batteries No  
Gas Yes  
Water Yes  
Telephone Yes  
Broadband Yes  
Drainage Yes

Does the property have Central Heating: Yes  
What Fuel does it use: Gas

Part C  
Are there any known safety issues: No  
Has the property been adapted for accessibility: No  
Is the property in a Conservation area: No  
Is the property a listed building: No  
Are there any planning applications, which of approved would affect the property: No  
Is the access road made up and adopted: Yes  
Is the property affected by any rights of way: No  
Are there any proposals or disputes which affect the property (either with an individual or public body) No  
Are there any shared or communal facilities: No  
Are there any covenants affecting the property: No  
Are there any preservation orders affect the property: No  
Has the property been extended: Yes loft conversion  
Was planning permission granted: No Done Via Permitted Development Rights  
Did it comply with Building Regs: Yes  
copies of the planning permission available: Yes  
What was the date of the extension: Yes April 2010  
Have you carried out any alteration to the property: Yes loft conversion.  
Is there any coastal erosion risk: No  
Has there been any mining in the area: No  
Has Japanese Knotweed ever been identified at the property or adjoining land: No

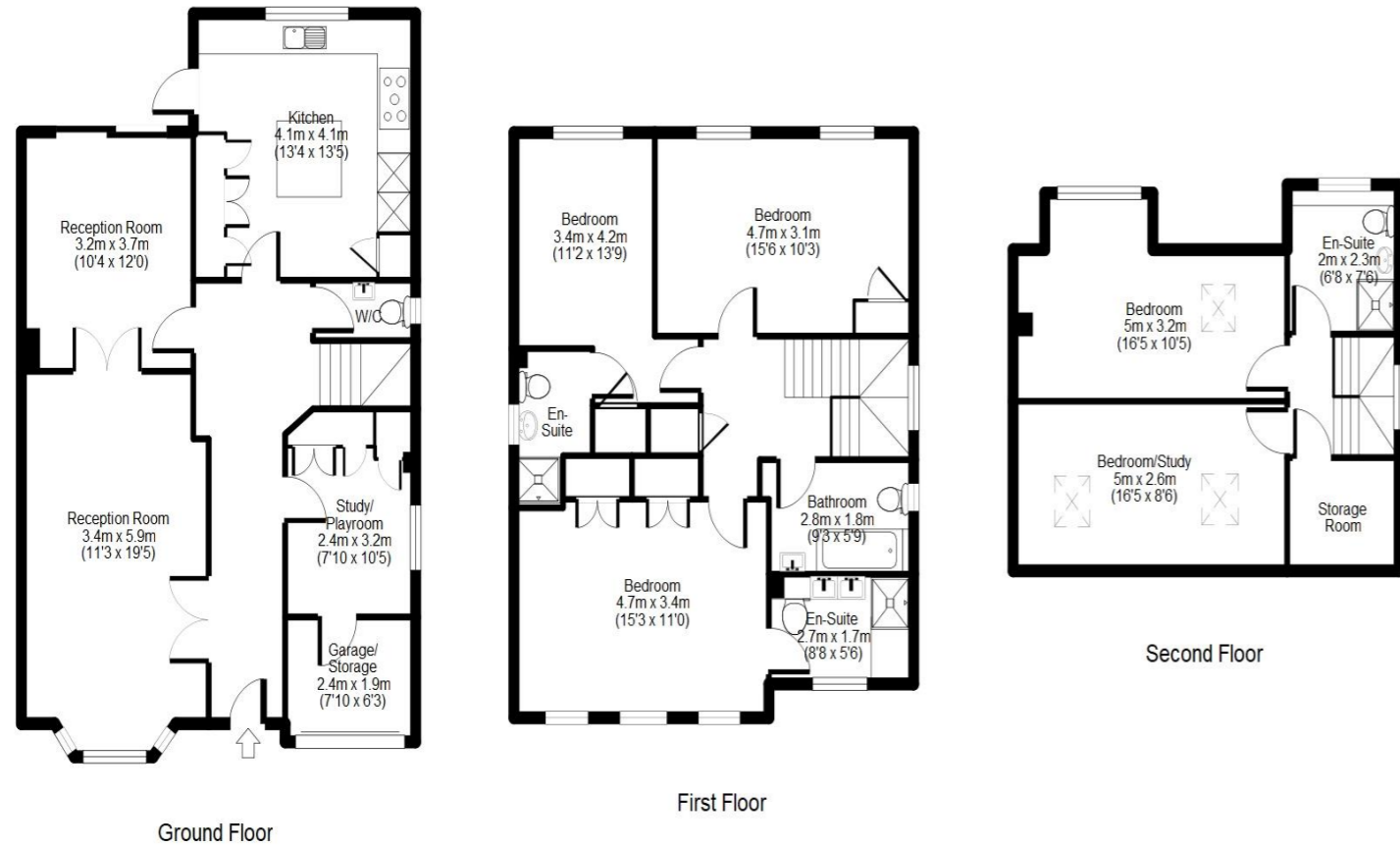
Other:  
To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer: No  
Are there any material issues with the property that any potential should be aware of: No

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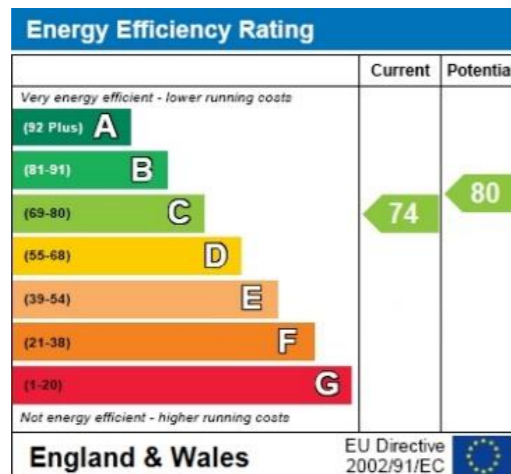


## Lovering Road, Cheshunt, EN7

APPROX GROSS INTERNAL FLOOR AREA: 1936 sq. ft / 180 sq. m



For identification purposes only  
Measurements are approx and not to scale



### Entrance Hall

Via a part frosted double glazed front door. Stairs to first floor. Two double radiators. Frosted multi paned doors to lounge (double), dining room and kitchen / breakfast room. Doors to study and:

### Ground Floor Cloakroom

Refitted with a low-level W.C. Vanity unit with wash hand basin mixer tap, cupboard under and splash back tiled wall. Double radiator. Frosted double glazed window to side.

### Lounge

Feature fireplace with marble hearth and inset. Two double radiators. Double glazed multi paned effect bay window to front. Frosted multi paned double doors to:

### Dining Room

Double radiator. Double glazed patio door to rear garden. Door to entrance hall.

### Kitchen / Breakfast Room

Comprising a range of refitted wall and base units, some full length with matching island breakfast bar and concealed lighting. Composite work surfaces with inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in 6 ring gas hob with extractor fan over. Three built in electric ovens and warming drawer. Built in slimline glass fronted drinks fridge. Built in concealed full-length fridge and separate freezer. Built in concealed dishwasher. Built in concealed washing machine. Double radiator. Downlighters. Double glazed window to rear. Half double-glazed door to rear garden.

### Study / Playroom

Range of fitted cupboards to one wall for coats, shoes and vacuum cleaners etc. High level frosted double glazed window to side. Door to storeroom.

### First Floor Landing

Stairs to second floor. Airing cupboard. Double radiator. Frosted double glazed window to side. Doors to:

### Bedroom One

Two built in double cupboards. Double radiator. Three double glazed multi paned effect window to front. Door to:

### En-Suite Shower Room

Refitted with a fully tiled walk-in double shower with glazed screens and shower. Vanity unit with his and her part inset sinks with mixer taps and cupboards under. Low level W.C with concealed cistern. Tiled floor. Part Tiled walls. Downlighters. Extractor fan. Shaver point. Heated chrome effect towel rail. Frosted double glazed multi paned effect window to front.

### Bedroom Two

Built in single cupboard. Double radiator. Double glazed window to rear. Door to:

### En-Suite Shower Room

Refitted with a fully tiled shower cubicle with glazed folding door and shower. Pedestal wash hand basin with mixer tap. Low level W.C. Tiled floor. Downlighter. Extractor fan. Shaver point. Double radiator. Frosted double glazed window to side.

### Bedroom Three

Built in single cupboard. Two double radiators. Two double glazed windows to rear.



## Family Bathroom

Refitted with panel enclosed bath with mixer tap, shower attachment and glazed screen. Vanity unit wash hand basin, mixer tap and drawers under. Low level W.C. Tiled floor. Downlighter. Extractor fan. Shaver point. Double radiator. Frosted double glazed window to side.

## Second Floor Landing

Frosted double glazed window to side. Doors to:

## Bedroom Four

Double radiator. Door to boarded under eaves storage cupboard with light. Double glazed skylight to rear. Double glazed window to rear.

## Bedroom Five / Study

Double radiator. Door to boarded under eaves storage cupboard with light. Downlighters. Two double glazed skylights to front.

## Shower Room

Fully tiled corner shower cubicle with glazed screens, door and shower. Pedestal wash hand basin with mixer tap. Low level W.C. Downlighters. Extractor fan. Shaver point. Double radiator. Frosted double glazed window to rear.

## Store Room

Comprising a range of base unit with work surfaces over. Vent for tumble dryer. Door to boarded under eaves storage cupboard with light.

## Front Garden

mainly brick paved providing parking for three cars. Mature bushes to side boundary. Exterior lighting. Pedestrian gate to rear garden.

## Integral Store Room

Metal up and over door. Meters. Light and power. Door to study.

## Rear Garden

Approx. 49'3. Well-tended, landscaped and low maintenance. Central lawn with two paved patio areas and matching paths to sides. Slated flower beds to both sides of the garden with retaining sleepers and a range of mature Mediterranean style shrubs and bushes. Cold water tap. Exterior lighting. Two exterior power points.

## Gazebo

Solid walls to two sides. Light and power points. Overhead fan and two overhead body warming heaters with remote controls.

## Agent note

We hereby inform potential purchasers that the owners of this property are associated to Raine and Co (Hatfield) Ltd.

## Further Details

The property is Tenure Freehold  
Council Tax Band - F

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**

