



**Holbeck Lane, Cheshunt Waltham Cross EN7 6QH**

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## **Holbeck Lane, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning and spacious four bedroom detached family home tucked away in a highly sought after West Cheshunt location. An internal viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Double glazed window to side aspect, wood flooring, radiator.

### **Cloakroom**

Double glazed window to front aspect, wc, wash hand basin, tiled floor, part tiled walls.

### **Lounge**

16' 8" x 12' 4" ( 5.08m x 3.76m )

Double glazed window to front aspect, oak flooring, vertical radiator.

### **Dining Room**

13' x 10' ( 3.96m x 3.05m )

Double glazed window to rear aspect, oak flooring, french doors, radiator.

### **Kitchen**

18' 10" x 14' 4" ( 5.74m x 4.37m )

Storage cupboard, laminate floor, island, integrated dishwasher, space for fridge freezer, space for range cooker, a range of wall and base units with complimenting granite worktops.

### **Utility Room**

4' 10" x 4' ( 1.47m x 1.22m )

Plumbing for washing machine, tiled floor.

### **Bedroom 1**

16' 11" x 11' 6" ( 5.16m x 3.51m )

Double glazed bay window to front aspect, radiator, fireplace.

### **Bedroom 2**

11' 5" x 9' 8" ( 3.48m x 2.95m )

Double glazed window to rear aspect, laminate floor, radiator.

### **En-Suite**

Double glazed window to front aspect, wc, wash hand basin, walk in shower cubicle, chrome heated radiator.

### **Bedroom 3**

13' x 11' 7" ( 3.96m x 3.53m )

Double glazed window to rear aspect, radiator.

### **Bedroom 4**

8' 2" x 7' 2" ( 2.49m x 2.18m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Double glazed window to rear aspect, paneled bath, corner shower cubicle, wc, wash hand basin, tiled floor.

### **Exterior Front Garden**

To the front of the property is a driveway, garage.

### **Rear Garden**

To the rear of the property is a patio area, lawn area, side access.





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## Holbeck Lane, Cheshunt Waltham Cross

- Detached family home
- Sought after location
- Four bedrooms
- Family bathroom, en-suite, wc
- Living room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£750,000**



Ground Floor



First Floor

Total floor area 154.7 m<sup>2</sup> (1,665 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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BRX109455 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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