



£425,000

TENURE : FREEHOLD

Hollybush Way, West Cheshunt EN7

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Driveway parking plus additional allocated space

Private west-facing rear garden

Scope to extend subject to planning permission

Excellent access to A10 & M25

Quiet cul-de-sac location

Close to Brookfield Shopping Park

Gracechurch Property Services
Warlies Park House, Horseshoe Hill, Waltham Abbey, Essex, EN9 3SL
tom@gracechurch-property.co.uk | 02034180582
Website: <http://gracechurch-property.co.uk> &
<http://gracechurch-unique.co.uk>



Tucked away on a quiet, family-friendly cul-de-sac in West Cheshunt, this three-bedroom end-of-terrace home has been thoughtfully and stylishly upgraded throughout, blending contemporary design with practicality. Offering approximately 917 sq ft of total accommodation, including a generous garage, the property offers further scope to extend (subject to the usual planning consents).

Come on in

The hallway opens into a striking 27ft open-plan lounge and diner that runs the full depth of the house, featuring a media wall housing a sleek wall-mounted electric fire flanked by mirrored display alcoves with glass shelving. The rear aspect dining area is bathed in natural light from the garden-facing window, making it an effortless space for both family life and entertaining.

To the side, the fitted kitchen continues the home's elegant aesthetic with white shaker-style cabinetry, brushed brass cup handles, stone-effect worktops, an integrated hob with stainless steel extractor, and a deep ceramic sink set beneath a window overlooking the greenery beyond. There's space for a freestanding washing machine and plenty of clever storage.

Upstairs, the principal bedroom is a real statement: rich, moody walls provide the perfect backdrop to a four-poster bed, with the window framing rooftop views. The second bedroom is a beautifully styled child's room with playful polka-dot wallpaper and a bespoke house-frame bunk bed, and built-in wardrobes. Bedroom three has been creatively transformed into a stunning dressing room with mirrored wardrobes and a Hollywood-style vanity - a configuration that could easily be reinstated as a comfortable single bedroom if preferred.

The family bathroom is finished to a high standard with a panelled bath, overhead rainfall shower with glass screen, modern vanity unit with concealed cistern WC, and warm brass fixtures throughout, providing a calm, hotel-inspired retreat.

Outside

The rear garden offers a generous, west-facing lawn enclosed by mature trees and shrubs, providing a real sense of privacy. A wonderful blank canvas for keen gardeners or families wanting somewhere safe for the children to play.

To the front, a driveway provides off-street parking and leads to the garage, which offers excellent storage or the potential to convert into additional living space (STPP). A further allocated parking space provides added convenience for the family or guests.

Location

Hollybush Way sits within the highly regarded West Cheshunt neighbourhood, well known for its leafy residential streets, strong sense of community, and excellent local amenities. Families benefit from a choice of well-regarded primary and secondary schools nearby, as well as open green spaces for weekend walks and cycling.

For commuters, the A10 and M25 are within easy reach, providing fast links into London and out to Hertfordshire and Essex. Cheshunt mainline station offers regular services to London Liverpool Street in around 30 minutes. Day-to-day shopping is well catered for at the nearby Brookfield Shopping Park, with its mix of high street names, supermarkets and restaurants.

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Finer Details:

Seller's position: Actively looking

End terrace

3 Bedrooms

Off-street parking & allocated parking space

Garage

Freehold

Council Tax Band: D (£2,306.43 p/yr)

Borough: Broxbourne

Services:

Mains water

Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast (1800 mps) available

Mobile signal/coverage: Voice & Data - Good outdoor and in-home

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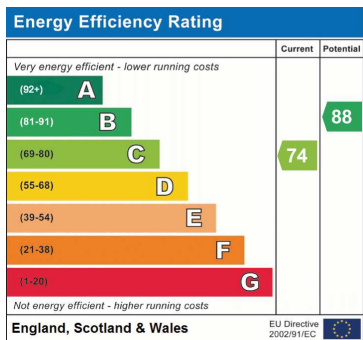
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