



JR Sales & Letting

**Frensham
West Cheshunt**



**£484,995
Freehold**

Chain Free. Spacious Three Bedroom End of Terrace with Large Garden, Garage & Excellent Potential

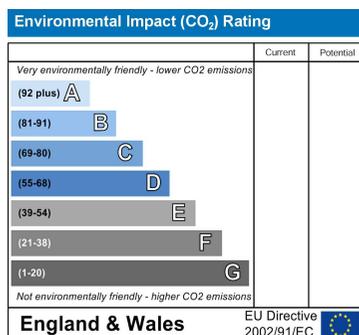
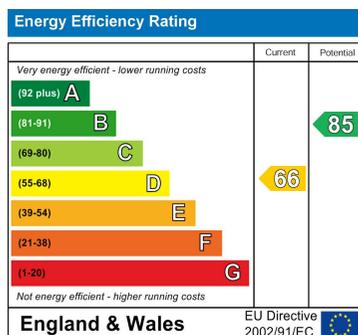
Occupying a fantastic corner plot, this spacious three-bedroom end house benefits from a larger-than-average garden, garage, and its own driveway. The property offers huge potential to extend, subject to planning consents.

On the ground floor, accommodation includes a generous through lounge/dining room, fitted kitchen, and a handy WC. Upstairs there are three bedrooms and a modern tiled shower room.

Outside, the large garden provides ample space for family living and future development opportunities.

Situated in a sought-after location, the property is well placed for highly regarded schools, Brookfield Farm Shopping Centre, mainline train stations with services into London, and excellent road links including the A10 and M25.

- **Chain Free, Spacious three-bedroom end of terrace house**
- **Fantastic corner plot with larger-than-average garden**
- **Garage and own driveway providing off-street parking**
 - **Huge potential to extend (STPP)**
 - **Generous through lounge/dining room**
 - **Fitted kitchen plus handy ground floor WC**
 - **Three bedrooms on the first floor**
 - **Modern tiled shower room**
 - **Excellent location for well-regarded schools**
- **Close to Brookfield Farm Shopping Centre, mainline train stations, A10 & M25**



Front

Laid lawn. Shrub and flower borders. Driveway. Path to the front door.

Entrance

Leaded light UPVC double glazed entrance door to the:-

Porch

Storage cupboard with wall mounted meters. Ceramic tiled floor. Leaded light double glazed window to the side. Opaque glazed door to the:-

Hallway

Radiator. Moulded coving to ceiling. Dado rail. Door to:-

Downstairs W.C.

Low flush W.C. with push button flush. Wall mounted wash hand basin with mixer tap. Extensively tiled walls and flooring. Extractor fan. Moulded coving to ceiling.

Through Lounge/Dining Room

Leaded light bow bay window to the front. Double glazed patio doors to the rear. Two double radiators. Single radiator. Stairs to first floor with storage cupboard under. Moulded coving to ceiling. Dado rail. Archway to the:-

Kitchen

Leaded light double glazed windows to the rear. Leaded light double glazed door to the garden. Ceramic tiled floor. Breakfast bar. Wall lights. Moulded coving to ceiling. Part tiled walls. Range of wall and base fitted units with rolled edge worksurfaces over incorporating a stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor fan/oven over. Plumbing and space for washing machine. Space for under counter fridge and freezer.

Landing

Moulded coving to ceiling. Dado rail. Access to loft space via a pull down ladder. Doors to:-

Bedroom 1

Leaded light double glazed window to the front. Radiator. Moulded coving to ceiling.

Bedroom 2

Leaded light double glazed window to the rear. Radiator. Moulded coving to the ceiling. Recess for wardrobes. Built in airing cupboard housing immersion cylinder.

Bedroom 3

Leaded light double glazed window to the front. Radiator. Moulded coving to ceiling.

Family Bathroom

Leaded light opaque double glazed window to the rear. Ceramic tiled floor. Walk in shower cubicle with mixer valve, hand attachment, and rain head over. Vanity Wash hand basin build into unit with mixer tap.. Low flush WC with concealed cistern and push button flush. Chrome Towel radiator. Inset spots lights to ceiling. Extensively tiled walls in complementary ceramics.

Garden

Good sized garden, mainly laid to lawn with shrub and flower borders. patio area. Water tap. Outside light point. Side access.

Garage

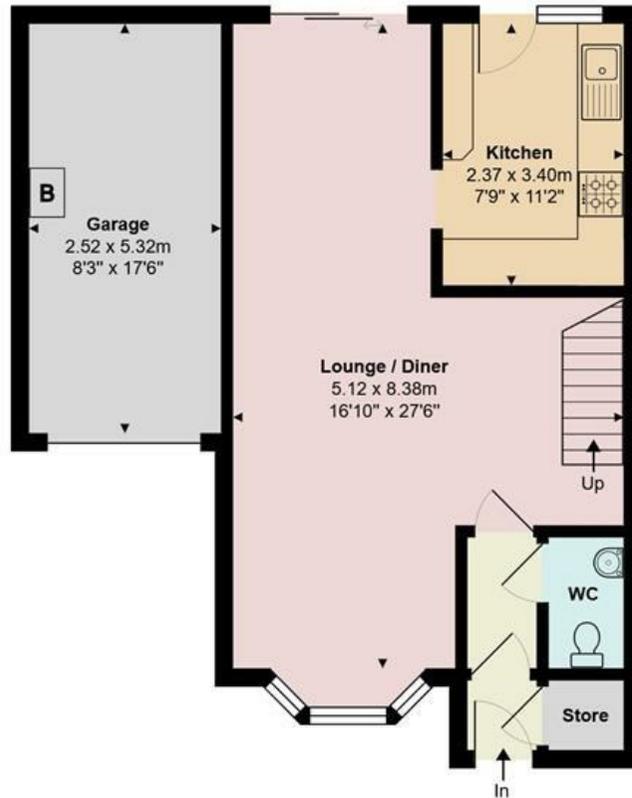
Up and over door. Power and lighting. Wall mounted boiler.



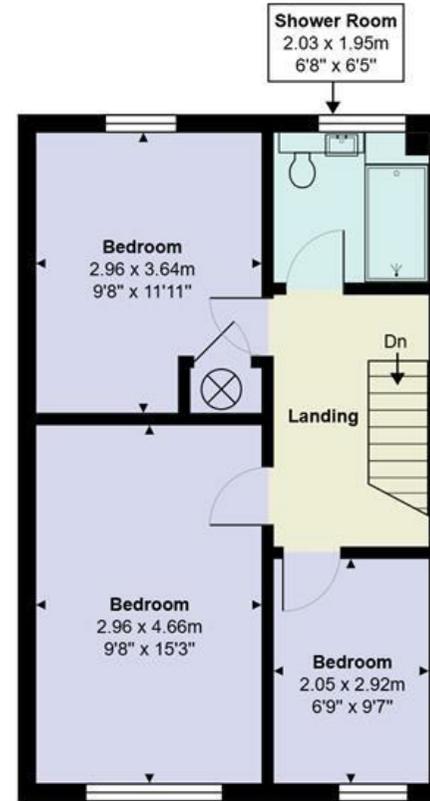








Ground Floor
Area: 60.1 m² ... 647 ft²



First Floor
Area: 43.6 m² ... 469 ft²



Frensham, Cheshunt, EN7 6HB

Total Area: 103.6 m² ... 1115 ft²

All measurements are approximate and for display purposes only