



**Macintosh Close
West Cheshunt**



**£649,950
Freehold**

Attractive four bedroom detached house situated at the end of a small cul-de-sac of just seven properties, offering a peaceful and private setting. The ground floor comprises a spacious living room with bi-folding doors opening onto the garden, a fitted kitchen/breakfast room with integrated appliances, separate dining room, WC cloakroom and an integral garage offering potential for further living accommodation (STPP). On the first floor there are four good sized bedrooms, one with en-suite shower room and three with fitted double wardrobes, plus a family bathroom with shower completing this well-balanced family home. Outside features a beautiful south-facing garden with large patio, ideal for entertaining, and off-street parking to the front on the property's own driveway. Ideally positioned within easy reach of well-regarded local schools, shops and transport links, as well as nearby parks and open green spaces, making it a perfect setting for family living.

- **Four bedroom detached family home**
- **Tucked away at the end of a small cul-de-sac of seven properties**
- **Spacious living room with bi-folding doors to garden**
- **Fitted kitchen/breakfast room with integrated appliances**
 - **Separate dining room**
 - **Ground floor WC cloakroom**
- **Integral garage with potential to convert (STPP)**
- **Four good sized bedrooms, one with en-suite**
- **Beautiful south-facing garden with large patio**
 - **Off-street parking on own driveway**

Front

Private driveway parking for two cars. Shrub and flower borders. Laid lawn. Block paved path.

Covered Entrance

Inset spotlights. Composite opaque double glazed entrance door with side window to the:-

Hallway

Stairs to first floor. Moulded coving to ceiling. Radiator. Laminate wooden floor. Storage space under the stairs. Glass and oak balustrade. Doors to:-

Dining Room

Double glazed bow window to the front. Double radiator. Laminate wooden floor. Moulded coving to ceiling.

W.C.

Low flush W.C. Wall hung wash hand basin with mixer tap. Part tiled walls. Radiator. Laminate wooden floor. Moulded coving to ceiling. Inset spotlight. Extractor fan.

Kitchen/Breakfast Room

Double glazed window to the rear. UPVC double glazed door to the side. Kitchen comprises of gloss off white wall and base fitted units with rolled edge work surfaces over. Composite 1 1/2 bowl sink with mixer tap, drainer and spray attachment. five ring gas hob with extractor fan over. Glass plum colour splashbacks. Integrated fridge and freezer. Pull out larder. Eye level double oven. Dishwasher. Slimline wine cooler. Integrated washing machine. Moulded coving to ceiling. Inset spotlights. Double radiator. Granite tiled floor. Cupboard housing a Glow-worm boiler.

Living Room

Double glazed window to the rear. Double glazed bi-folding doors to the garden. Two double radiators. Moulded coving to ceiling. Wall lights. Feature gas fire with marble inset and hearth and wooden surround.

First Floor Landing

Moulded coving to ceiling. Access to loft space. Built in airing cupboard with shelving housing the immersion cylinder. Doors to:-

Bedroom 1

Double glazed windows to the front. Moulded coving to ceiling. Built in double wardrobe. Radiator. Door to:-

En-Suite Shower Room

Opaque double glazed window to the front. Low flush W.C. Vanity wash hand basin with cupboard under. Laminate wooden floor. Radiator. Tile enclosed shower cubicle with Triton shower. Inset spotlights. Moulded coving to ceiling. Extractor fan.

Bedroom 2

Double glazed windows to the front and side. Radiator. Moulded coving to ceiling. Fitted double wardrobe.

Bedroom 3

Double glazed window to the front. Radiator. Moulded coving to ceiling. Fitted double wardrobe.

Bedroom 4

Double glazed window to the rear. Radiator. Fitted desk and cupboard.

Family Bathroom

Opaque double glazed window to the side. Laminate wooden floor. Radiator. Extractor fan. Inset spotlights to the ceiling. Suite comprising of a panel bath with mixer tap. Tile enclosed shower cubicle with an electric shower. Low flush W.C. with a push button flush. Pedestal wash hand basin with mixer tap. Shaver socket. Part tiled walls in complimentary ceramics. Fitted mirror with light.

Garden

Mainly laid to lawn with shrub and flower borders. Decking area to the rear. Large patio area. Pedestrian side access. Water tap. Lighting. Custom built wooden shed to the side.

Garage

Up and over door. Power and lighting. Plumbing. Shelving.



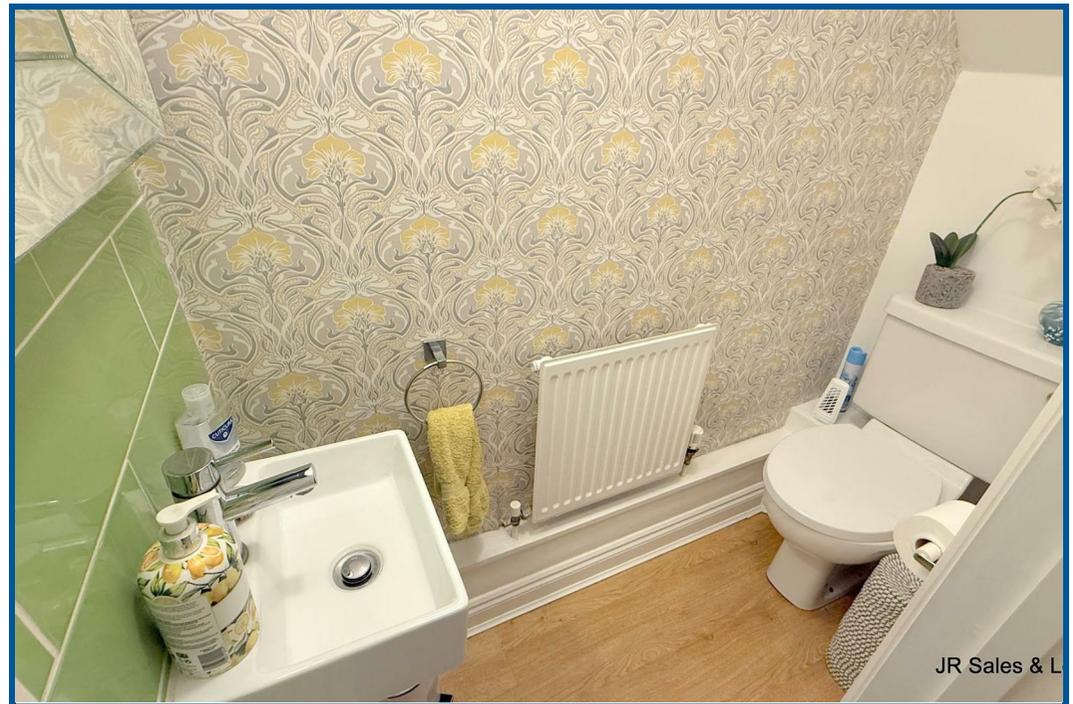
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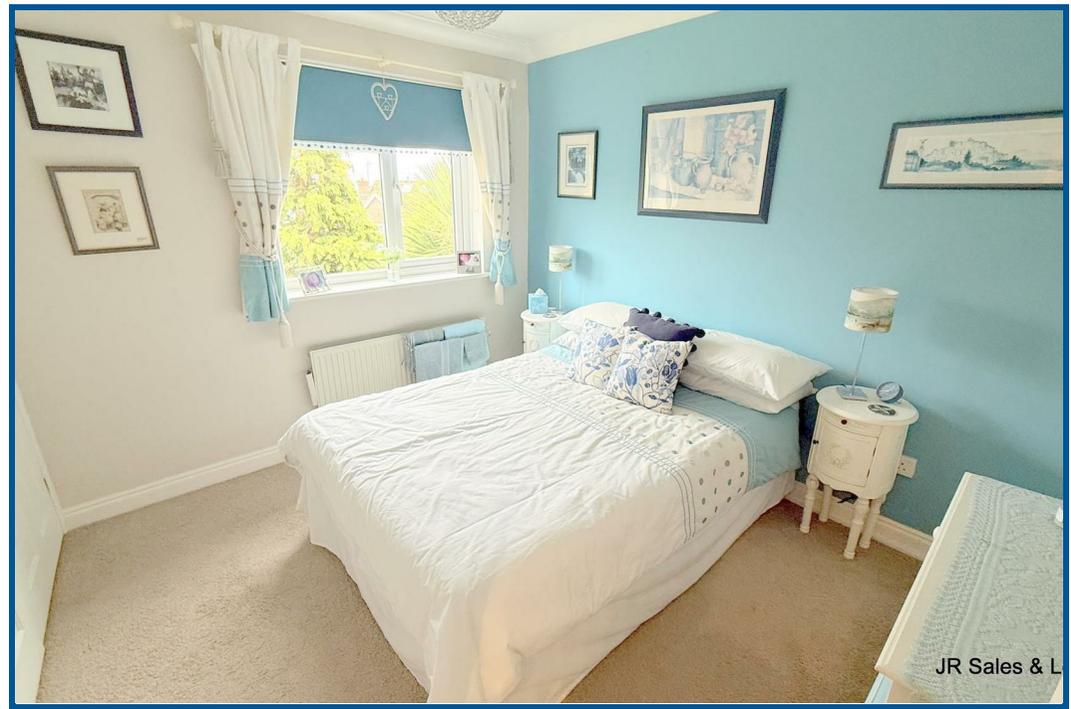
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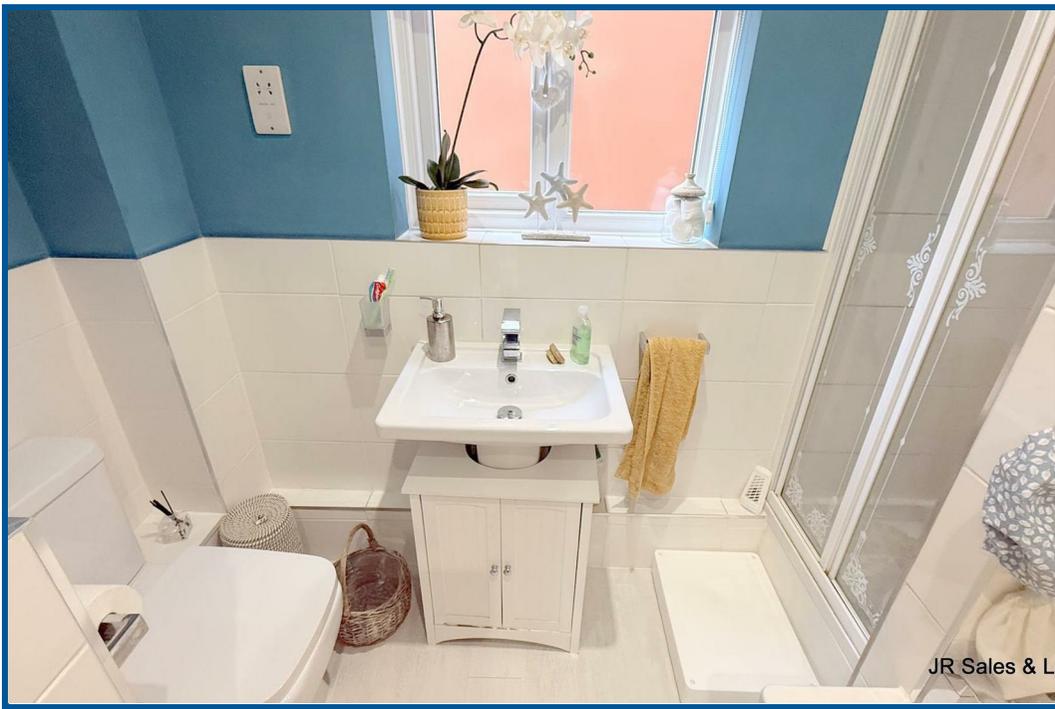
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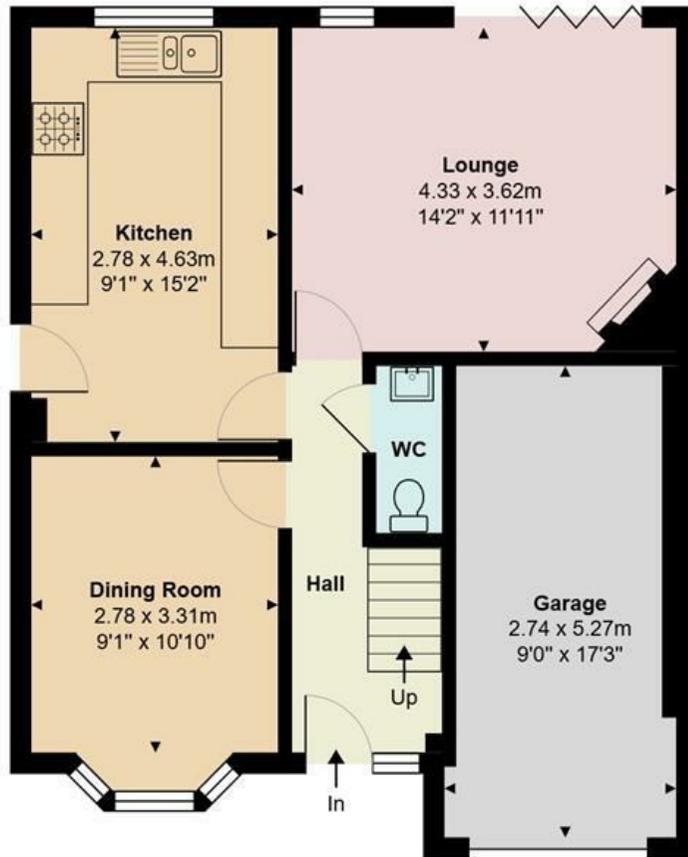


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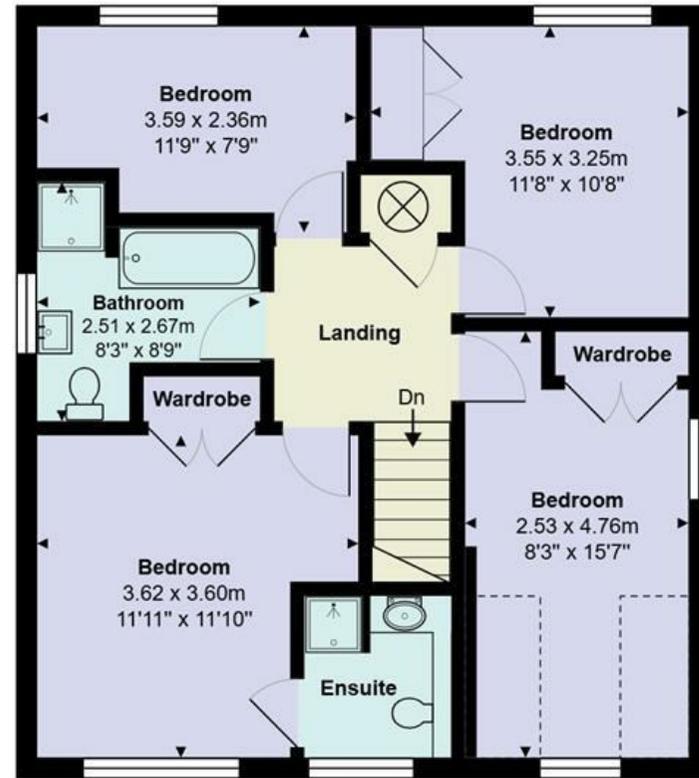


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Ground Floor
Area: 61.9 m² ... 666 ft²



First Floor
Area: 60.0 m² ... 646 ft²



Macintosh Close, Cheshunt, EN7 6NN

Total Area: 121.9 m² ... 1312 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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