



**PW** paulwallace

Bushbarns, West Cheshunt | EN7 6EF

£345,000 | Freehold

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A TWO bedroom TERRACE HOUSE benefitting from GAS CENTRAL HEATING TO RADIATORS, double glazed windows, lounge, KITCHEN/ DINER, bathroom/ w.c, front and rear gardens, parking direct to rear.



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**Paul Wallace**



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## Entrance

The property is entered via front door to:

## Entrance Hall

Further door to:

## Lounge

Window to front, radiator, wood veneer flooring, stairs to first floor, dado rail, television aerial point, under stairs storage cupboard, door to:

## Kitchen/ Diner

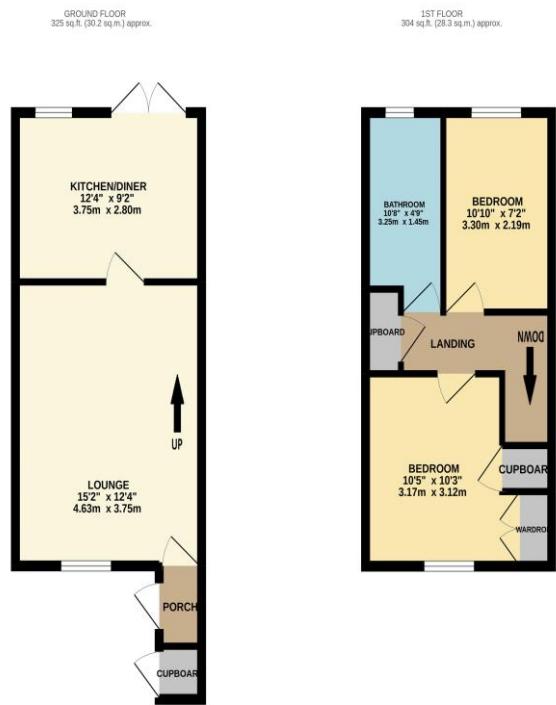
Window to rear and french doors at rear opening to garden and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer sink unit with mixer tap, gas and electric cooker points, plumbing for automatic washing machine, radiator, wood veneer flooring, space for fridge freezer, tiled splash backs.

## First Floor Landing

Access to loft space, airing cupboard.

## Bedroom One

Window to front, radiator, wood veneer flooring, built in cupboards.



## Bedroom Two

Window to rear, radiator, wood veneer flooring.

## Bathroom/ W.C.

Window to rear and fitted with a suite comprising low flush w.c, vanity wash hand basin with cupboard below, panel enclosed bath with mixer tap and hand shower spray attachment, extensive tiled walls, radiator.

TOTAL FLOOR AREA: 629 sq ft (58.4 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is intended for the prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. Defects can be given.

## Exterior

## Front Garden

## Rear Garden

Patio, laid to lawn, garden shed.

## Allocated Parking

Directly to rear.

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.