



4 Littlebrook Gardens

Cheshunt, EN8 8QG

Offers In Excess Of £550,000



Kirby Colletti are pleased to offer this well presented Three Bedroom Semi Detached House ideally located within easy access to all local amenities include Town Centre with its comprehensive shopping facilities, Schools, Bus Services, Train Station and A10/M25 links.

The property offers Two reception Rooms, Downstairs Cloakroom, Kitchen, Bath/Shower Room, 119 ft Rear Garden, Off Street Parking For Several Vehicles, and Garage.

- **Three Bedroom Semi Detached House**
- **Kitchen**
- **Garage & off Street Parking for Several Vehicles**
- **Close to Town Centre**
- **Lounge**
- **Cloakroom**
- **119ft Rear Garden**
- **Dining Room**
- **Bath/Shower Room**
- **Gas Central Heating & Double glazed**



Accommodation

Composite front door to:

Entrance Porch

5'9" x 2'8" (1.75m" x 0.81m")

Side aspect uPVC double glazed window. Wall light point. uPVC double glazed door to:

Entrance Hall

13'9" x 8'7" max (4.19m" x 2.62m" max)

Stairs to first floor. Understairs storage cupboard. Additional storage cupboard. Radiator. Laminate flooring. Door to:

Cloakroom

5'6" x 2'9" (1.68m" x 0.84m")

Front aspect uPVC double glazed window. White suite comprising low level W.C. Corner wash hand basin. Half tiled walls. Tiled floor. Coved ceiling.

Lounge

13'9" x 12'1" (4.19m" x 3.68m")

Front aspect uPVC double glazed bow window. Radiator. Feature fireplace. Television aerial point. Coved ceiling.

Dining Room

11'6" x 9'11" (3.51m" x 3.02m")

Rear aspect uPVC double glazed casement door. Radiator. Laminate floor. Coved ceiling. Door to:

Kitchen

10'2" x 8'2" (3.10m" x 2.49m")

Rear aspect uPVC double glazed window and door to rear garden. Range of wall and base mounted units. Roll edged worksurfaces. Inset sink unit with mixer tap over. Space for gas cooker. Plumbing for washing machine and dishwasher. Space for fridge/freezer and tumble dryer. Larder cupboard. Recessed spotlights. Tiled floor.

First Floor Landing

13'11 max x 8'11" max (4.24m max x 2.72m" max)

Cupboard housing gas central heating boiler.

Bedroom One

13'10" x 12'1" (4.22m" x 3.68m")

Front aspect uPVC double glazed window. Radiator. Coved ceiling.

Bedroom Two

11'6" x 11'3" (3.51m" x 3.43m")

Rear aspect uPVC double glazed window. Radiator. Coved ceiling.

Bedroom Three

8'9" x 7'10" (2.67m" x 2.41m")

Front aspect uPVC double glazed window . Radiator. Coved ceiling.

Bath/Shower Room

6'10" x 6'4" (2.08m" x 1.93m")

Rear aspect uPVC double glazed window. White suite comprising corner bath with mixer tap and shower attachment over. Low level W.C. Wash hand basin. Fully tiled shower cubicle. Fully tiled walls. Tiled floor. Radiator.

Exterior

Rear Garden

119 ft Approx. Large patio area. Well stocked shrub borders. Remainder laid to lawn. Garden shed. Gate providing access to driveway and garage. Water tap.

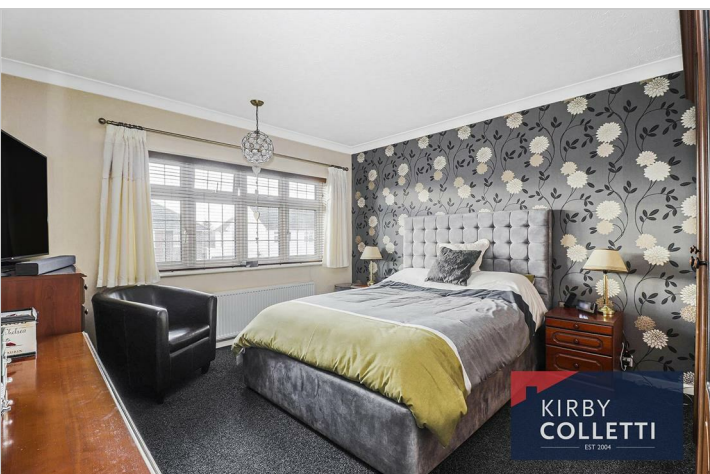
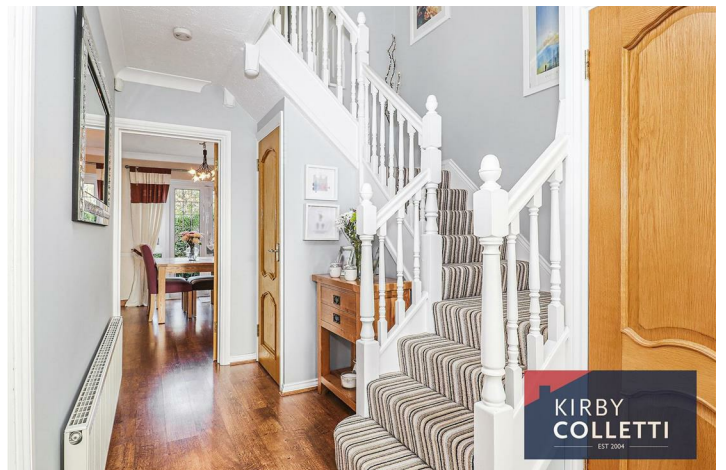
Garage

23'9" x 9'10" (7.24m" x 3.00m")

Electric roller door. Light and power connected. Rear aspect uPVC double glazed window. Personal door to rear garden.

Front Garden

Bloc paved driveway providing off street parking for several vehicles. Outside lighting. Shrub border.



Road Map



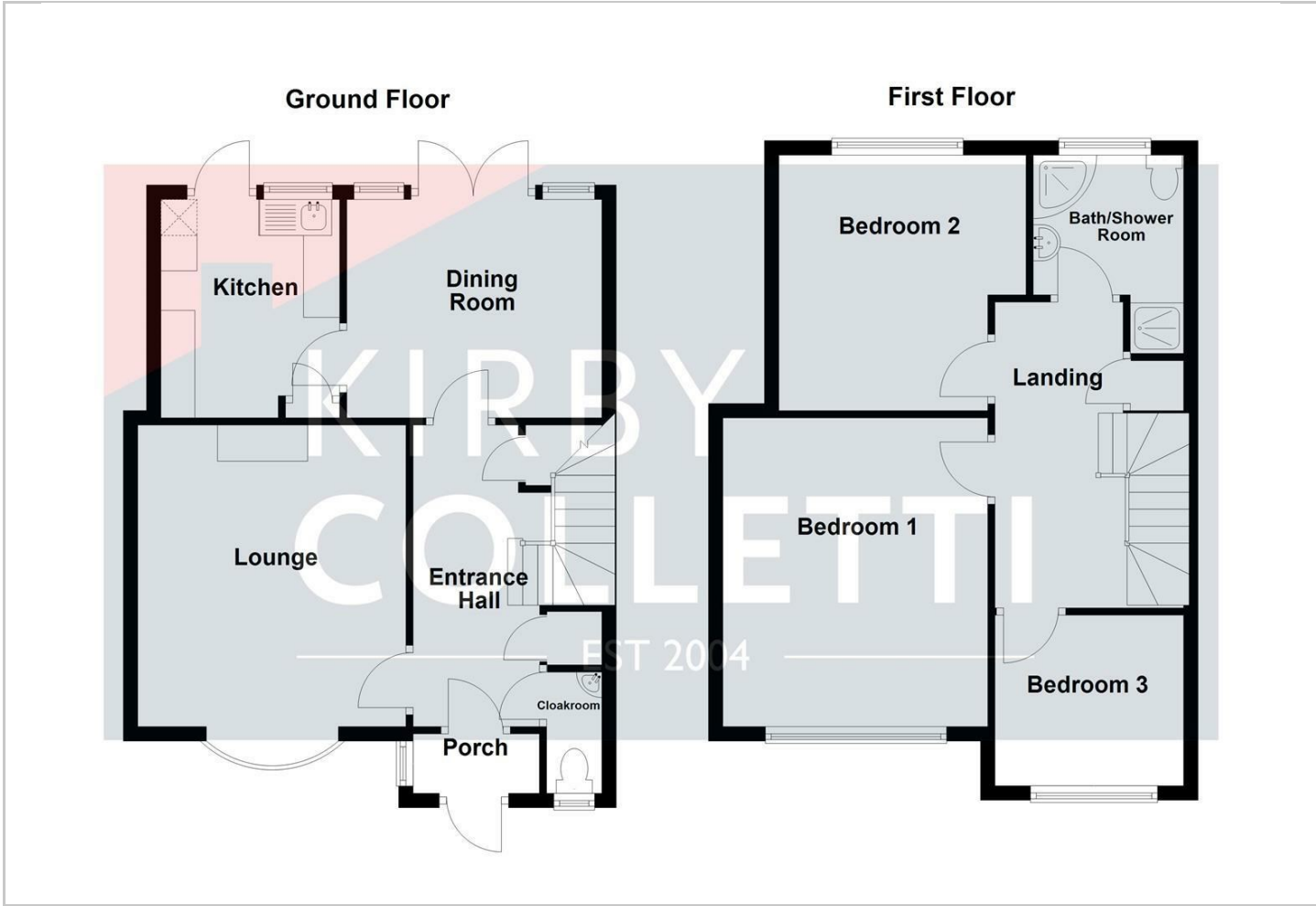
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

