



**Gladding Road  
West Cheshunt**



**£1,060,000  
Freehold**

A beautifully presented and spacious five-bedroom, three-bathroom detached home with three reception rooms and an integral double garage, set within one of the area's most desirable developments. The property occupies an enviable position opposite a green, with direct access to a children's play area and countryside walks, making it ideal for families and dog walkers.

The ground floor features a welcoming hallway, a generous lounge with feature inglenook-style fireplace, an open-plan kitchen/breakfast room with quartz worktops, bright dining area, utility room, study, guest WC, and internal access to the double garage, which offers scope for conversion into further living space or a ground-floor annexe.

Upstairs, a galleried landing leads to a magnificent master suite with fitted wardrobes and modern en-suite, four further well-proportioned bedrooms, a second modern en-suite and family bathroom. Large loft space for storage or potential STPP

Externally, the property boasts a private driveway and a landscaped rear garden with a hot tub and summerhouse, perfect for entertaining and relaxing. Well placed for Cuffley and Cheshunt rail stations, respected schools, and Brookfield Farm shopping facilities, this is an excellent family home in a prime location.

- **Five spacious bedrooms including a magnificent master suite with fitted wardrobes and modern en-suite.**
- **Three bathrooms offering contemporary family and guest facilities.**
- **Three reception rooms including a superb lounge with feature inglenook-style fireplace.**
- **Open-plan kitchen/breakfast room with quartz worktops, bright dining area, and separate utility room.**
- **Study and ground floor WC providing practical family living space.**
- **Integral double garage with potential for conversion into further living space or a ground-floor annexe.**
- **Galleried landing creating a bright and welcoming upstairs space.**
  - **Landscaped rear garden with hot tub and attractive summerhouse, ideal for entertaining.**
  - **Private driveway offering ample parking.**
- **Prime location opposite a green with access to children's play area, countryside walks, short drive to rail stations, schools, and Brookfield Farm shopping facilities.**

#### **Front**

Laid lawn. Shrub and flower borders. Block paved driveway providing parking for 2 cars. Path to the front door.

#### **Storm Porch**

Hardwood glazed leaded light entrance door with leaded light double glazed side windows to the:-

#### **Hallway**

Ceramic tiled floor with stairs to first floor and storage cupboard under. Coving to ceiling. Inset spotlights. Radiator with decorative cover. Built in cloaks and shoes cupboard. Doors to:-

#### **Ground Floor W.C.**

Opaque double glazed leaded light window to the front with shutters. Low flush W.C. with concealed cistern in unit. Vanity wash hand basin with black mixer tap and cupboards under. Graphite grey feature column radiator. Ceramic tiled floor. Extensively tiled walls. Coving to ceiling.

#### **Study**

Leaded light double glazed window to the front with shutters. Radiator with decorative cover. Coving to ceiling.

#### **Lounge**

Leaded light double glazed windows to the side. Feature inglenook fireplace with gas real flame effect fire with a sandstone surround and hearth. Lighting. Shelving. Coving to ceiling. Two radiators with decorative covers. Leaded light double glazed window to the rear with fitted shutters. Feature contemporary heritage steel black glazed doors to the:-

#### **Dining Room**

Leaded light double glazed box bay window to the rear. French doors. Porcelain tiled floor. Radiator with decorative cover. Coving to ceiling. Pair of heritage black steel doors into the:-

#### **Kitchen**

Door through from hallway. Radiator with decorative cover. Inset spotlights. Coving to ceiling. Porcelain tiled floor. Extensive range of wall and base fitted units in light grey with chrome handles and black quartz worktops over incorporating a ceramic sink with mixer tap and drainer. Tiled splash back. Matching quartz stone centre island with shelving. Integrated fridge and freezer. Space and plumbing for a dishwasher. Built in double oven and eye level combi microwave grill. Five ring gas hob with stainless steel and glass extractor fan over. Door to:-

#### **Utility Room**

Leaded light double glazed door to the side. Porcelain tiled floor. Radiator with decorative cover. Range of wall and base fitted units in matching light grey with chrome handles. Granite effect worktop over incorporating a ceramic sink with mixer tap and drainer. Cupboard housing Worcester boiler. Space and plumbing for washing machine and tumble drier. Tiled splash backs. Extractor fan.

#### **Integral Garage**

Door from hallway. Twin up and over doors. Double glazed UPVC window to the side. Wall mounted consumer unit. Power and lighting.

#### **Landing**

Coving to ceiling. Radiator with decorative cover. Built in airing cupboard housing hot water cylinder and shelving.

#### **Main Bedroom**

Leaded light double glazed window to the rear with fitted shutters. Radiator with decorative cover. Coving to ceiling. Inset spotlights. Three built double wardrobes. Door to:-

#### **En-Suite Shower Room**

Opaque double glazed window to the side with fitted shutter. Chrome towel radiator. Two bathroom mirrors with LED lighting. Extensively tiled walls and flooring in complimentary ceramics. Walk in shower with mixer valve, hand attachment and rain head. Vanity wash hand basin built into a unit with mixer tap, cupboards and storage under. Low flush W.C. with concealed cistern and push button flush. Extractor fan. Inset spotlights. Coving.

#### **Bedroom 2**

Leaded light double glazed windows to the rear with fitted shutters. Radiator with decorative cover. Coving to ceiling. Inset spotlights. Built in double wardrobe. Bamboo wooden floor. Access to large loft space. Door to:-

#### **En-Suite Shower Room**

Opaque leaded light double glazed window to the side with fitted shutters. Inset spotlights. Chrome towel radiator. Ceramic tiled walls and flooring in complimentary ceramics. Low flush W.C. with push button flush. Corner wash hand basin with mixer tap and cupboards under. Quadrant shower cubicle in black with a black mixer valve, hand attachment and rain head.

#### **Bedroom 3**

Two leaded light double glazed windows to the front with fitted shutters. Radiator with cover. Coving to ceiling. Built in double wardrobe.

#### **Bedroom 4**

Leaded light double glazed window to the front with fitted shutters. Radiator with decorative cover. Bamboo wooden floor. Coving to ceiling. Built in double wardrobe.

#### **Bedroom 5**

Leaded light double glazed windows to the front with fitted shutters. Radiator with decorative cover. Coving to ceiling. Inset spotlights.

#### **Family Bathroom**

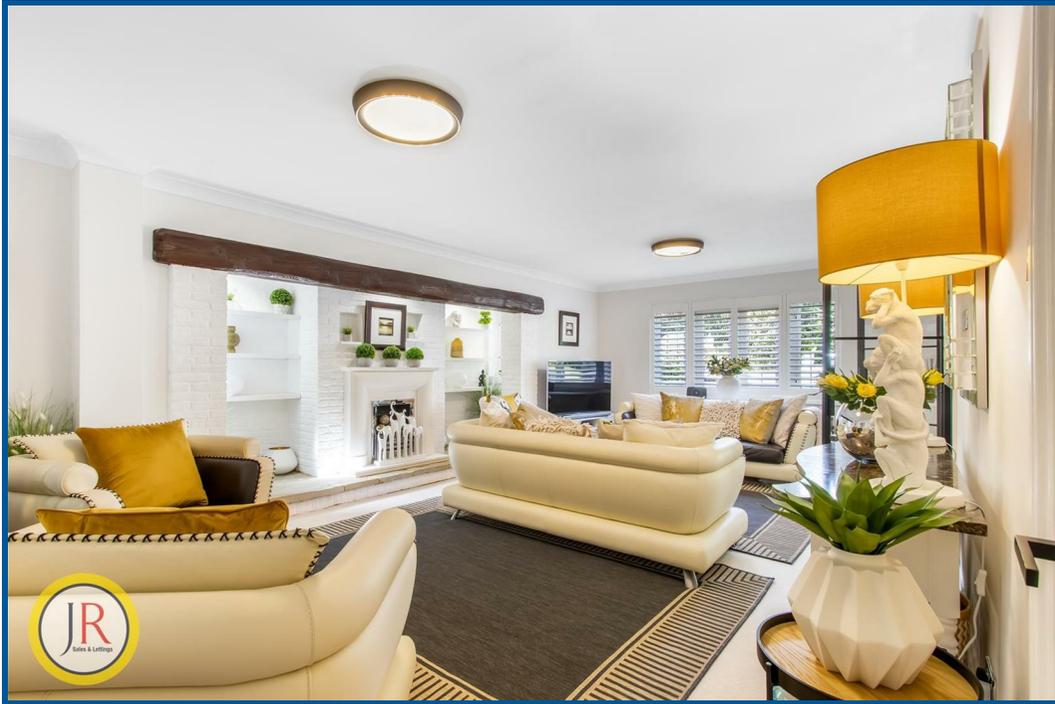
Opaque leaded light double glazed window to the front with fitted shutter. Suite comprising of panel bath with Georgian style mixer tap and hand attachment. Low flush W.C. with push button flush. Wall mounted vanity wash hand basin with mixer tap. Chrome towel radiator. Quadrant shower cubicle with chrome mixer valve and hand attachment. Extensively walls and flooring in complimentary ceramics. Extractor fan. Inset spotlights. Mirror bathroom cabinet. Coving to ceiling.

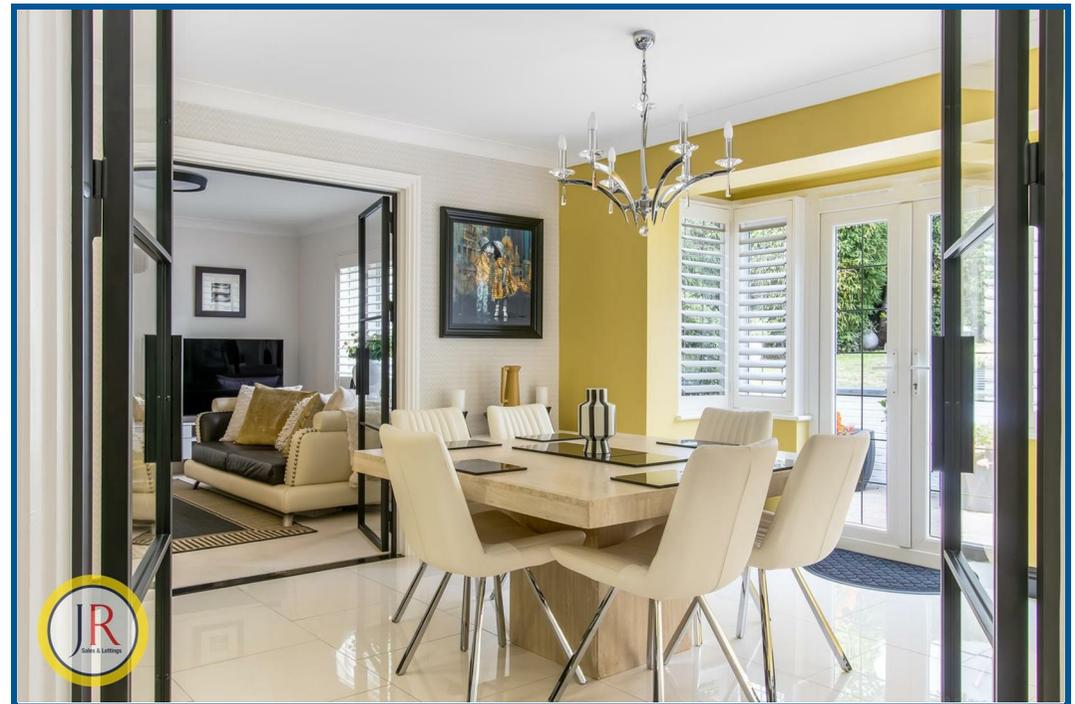
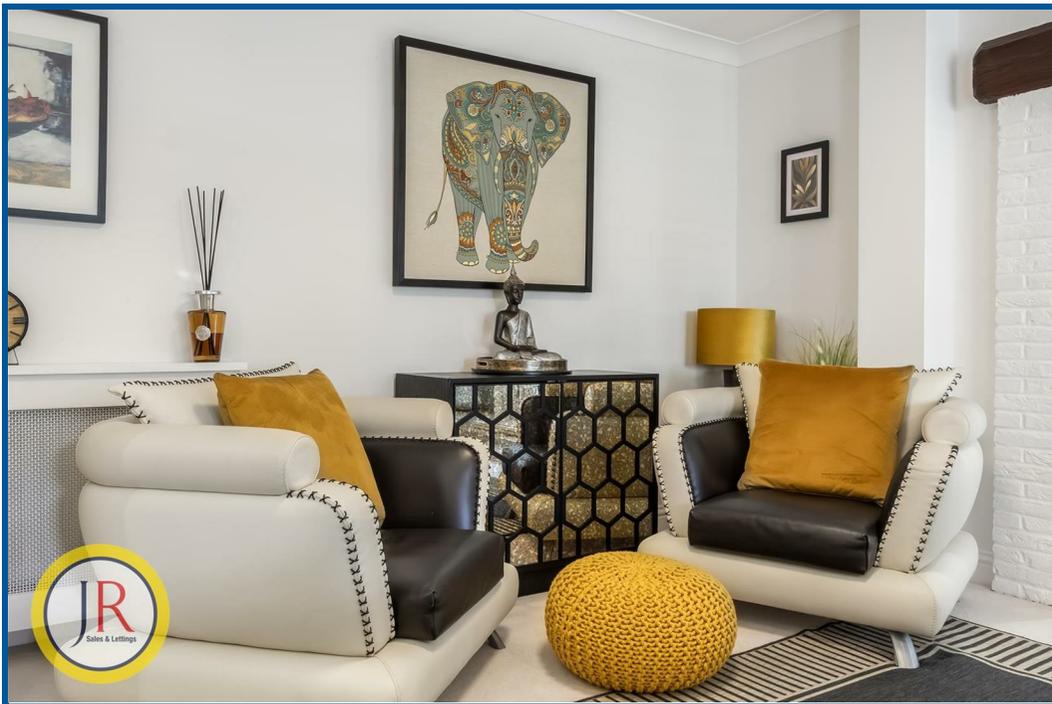
#### **Garden**

Large landscaped patio paved area with retaining wall. Lighting. Steps leading up to a laid lawn. Shrub and flower borders. Water tap. Side access via secure gate. Brick built shed. Well stocked shrub and flower borders. Hot springs jet setter hot tub with power connection.

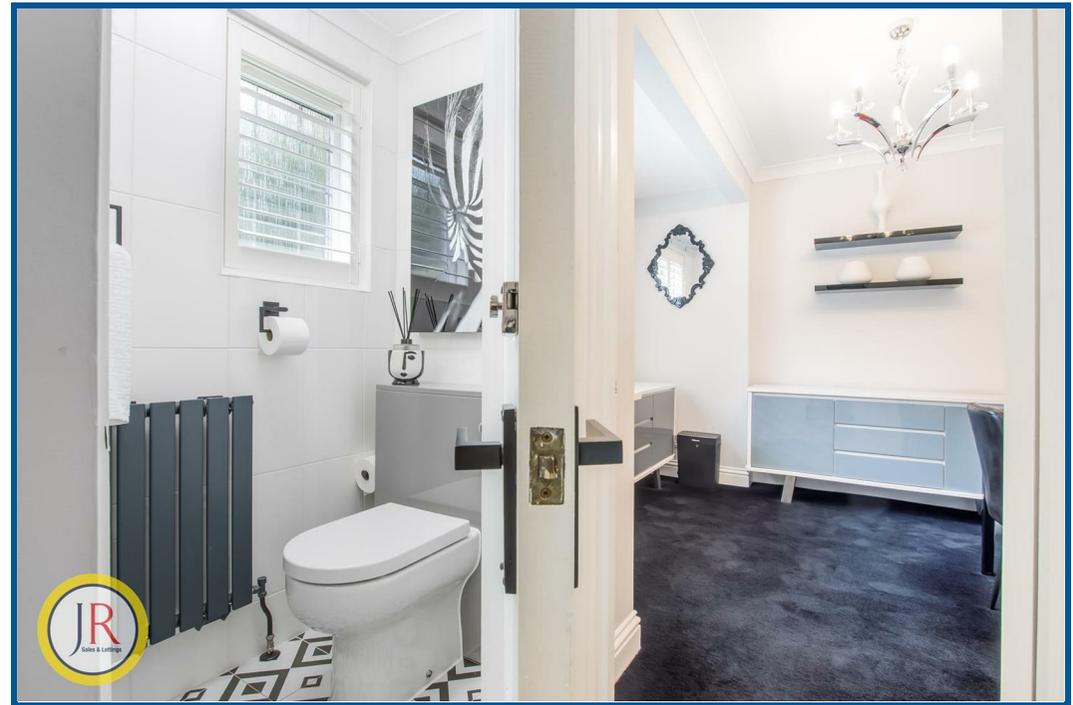
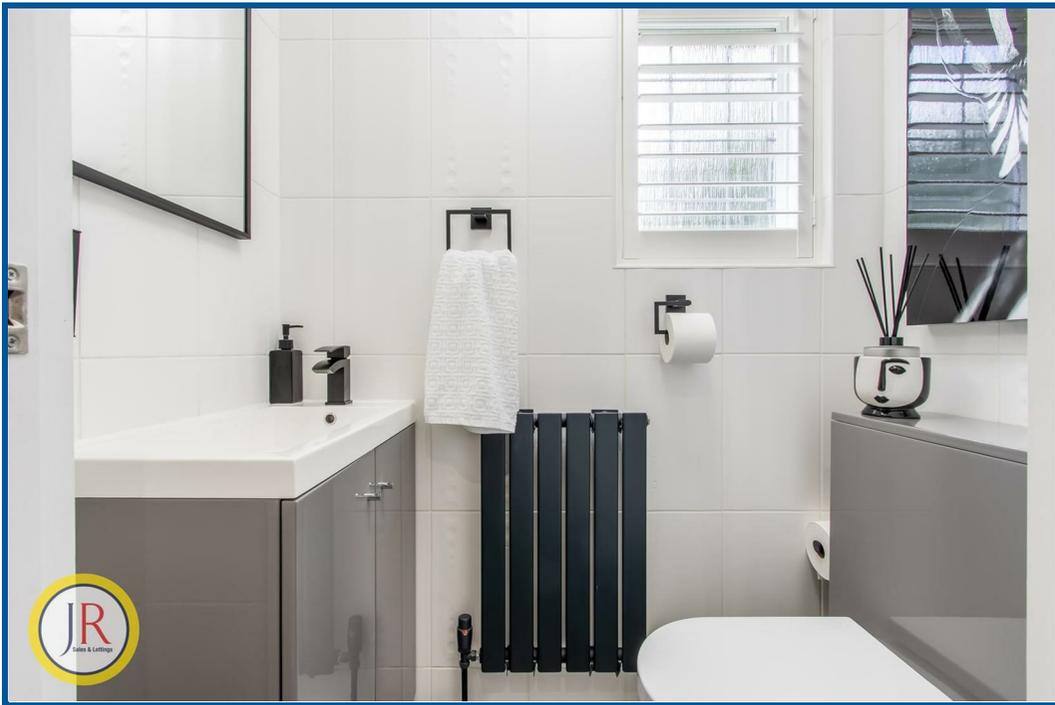
#### **Summer House**

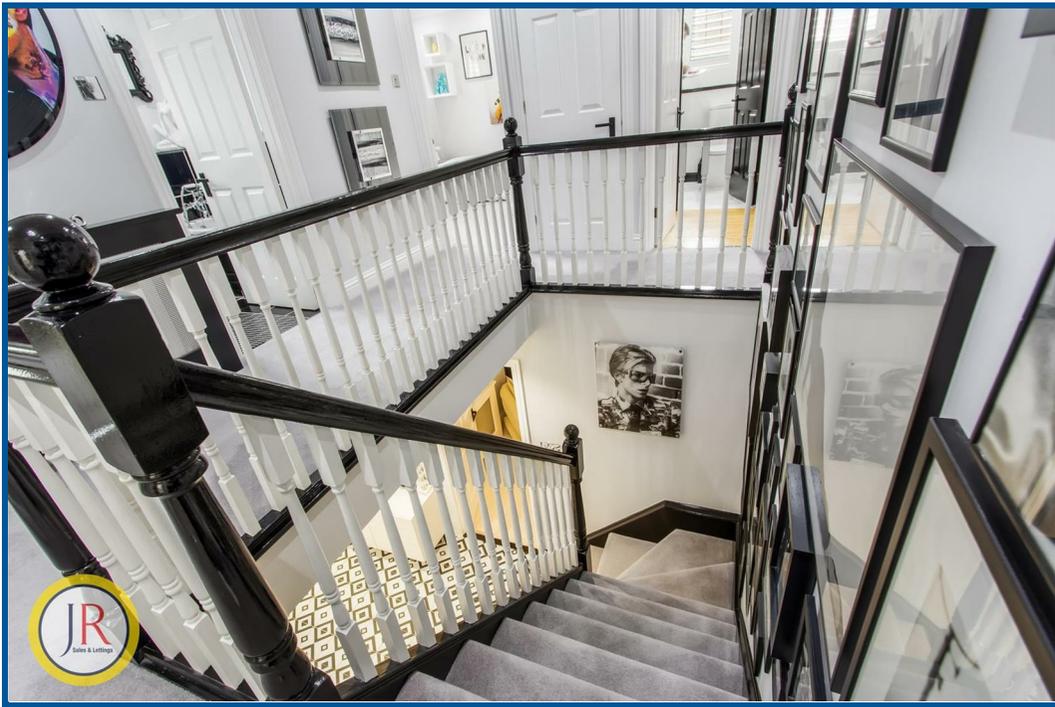
Glazed windows. French doors. Power connected. Outside lights.

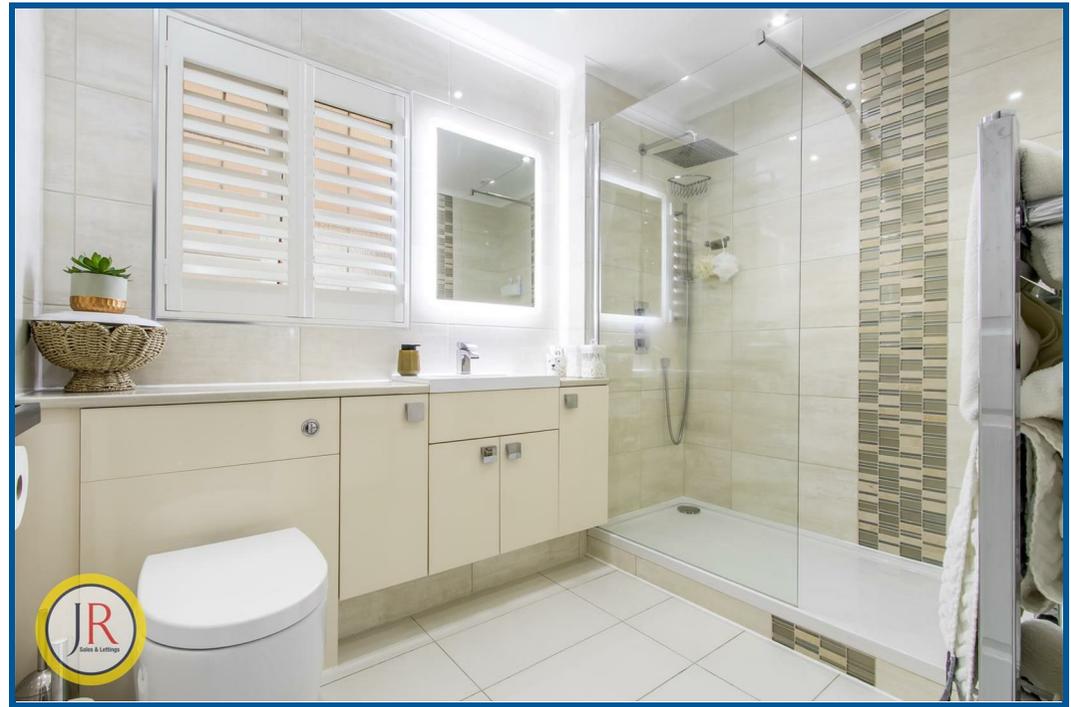
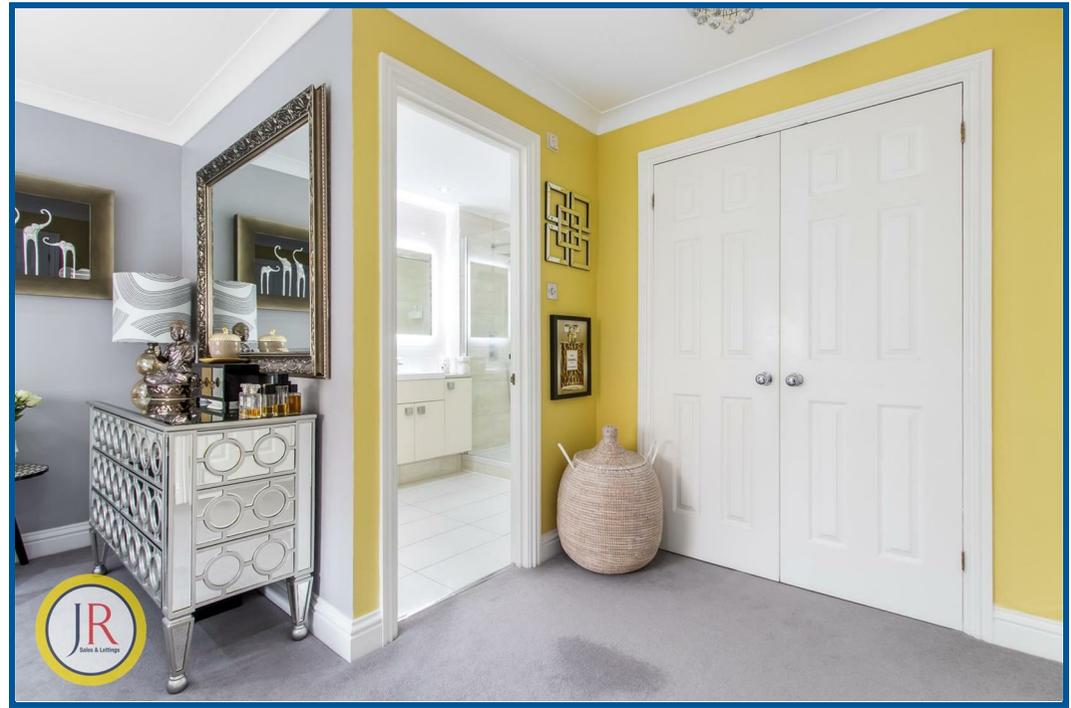
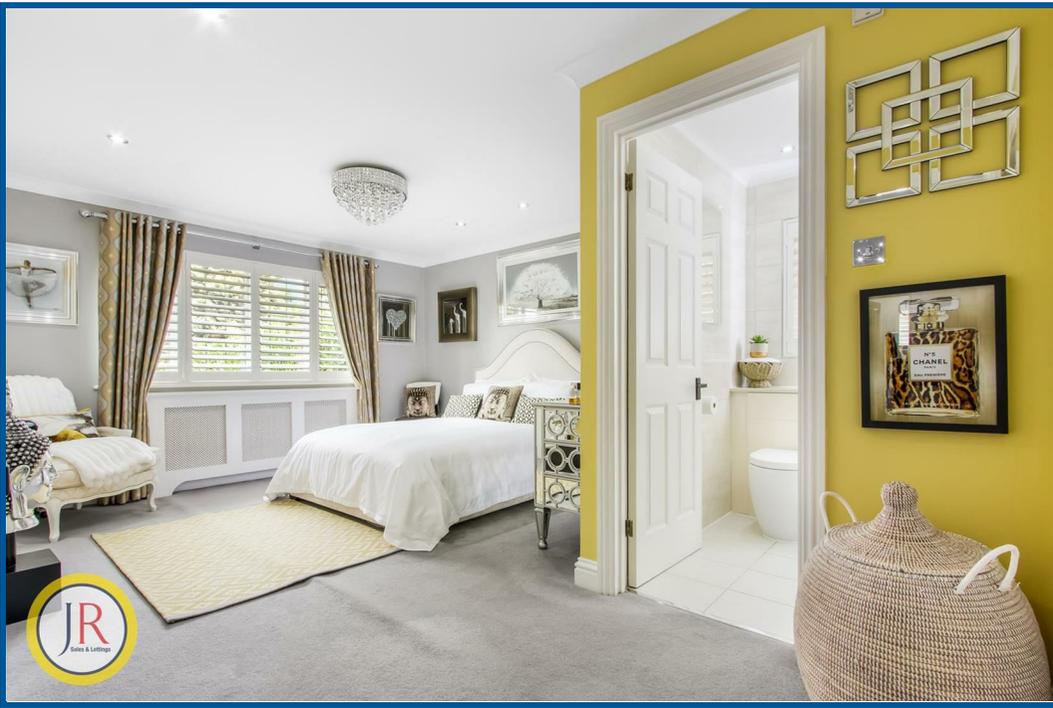


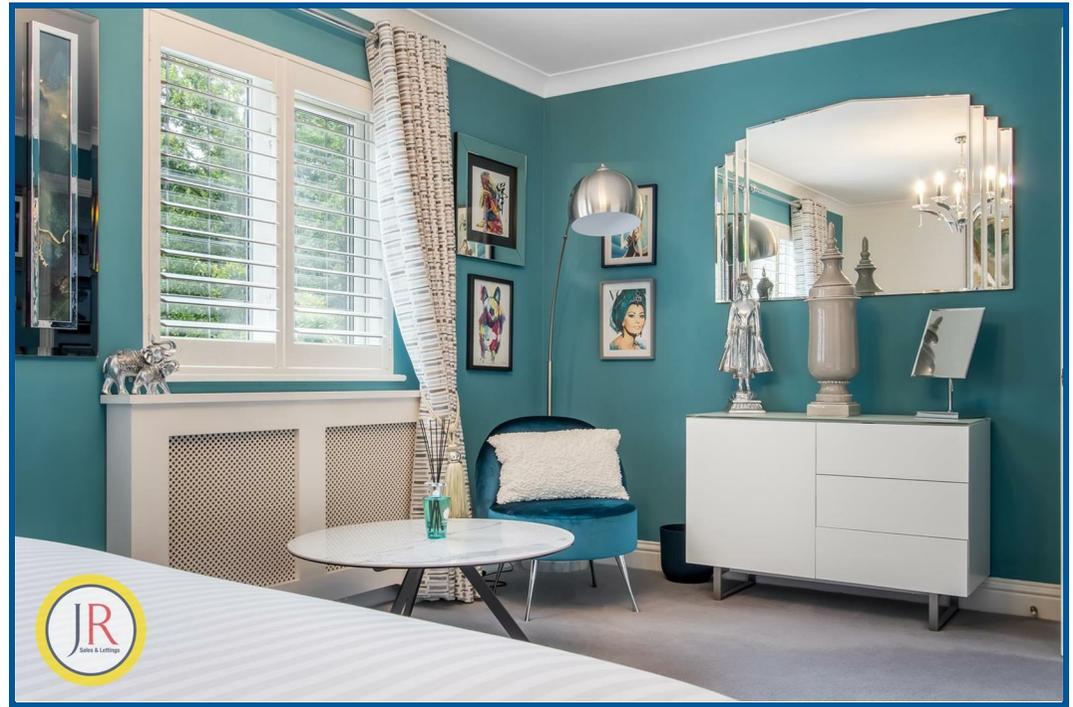
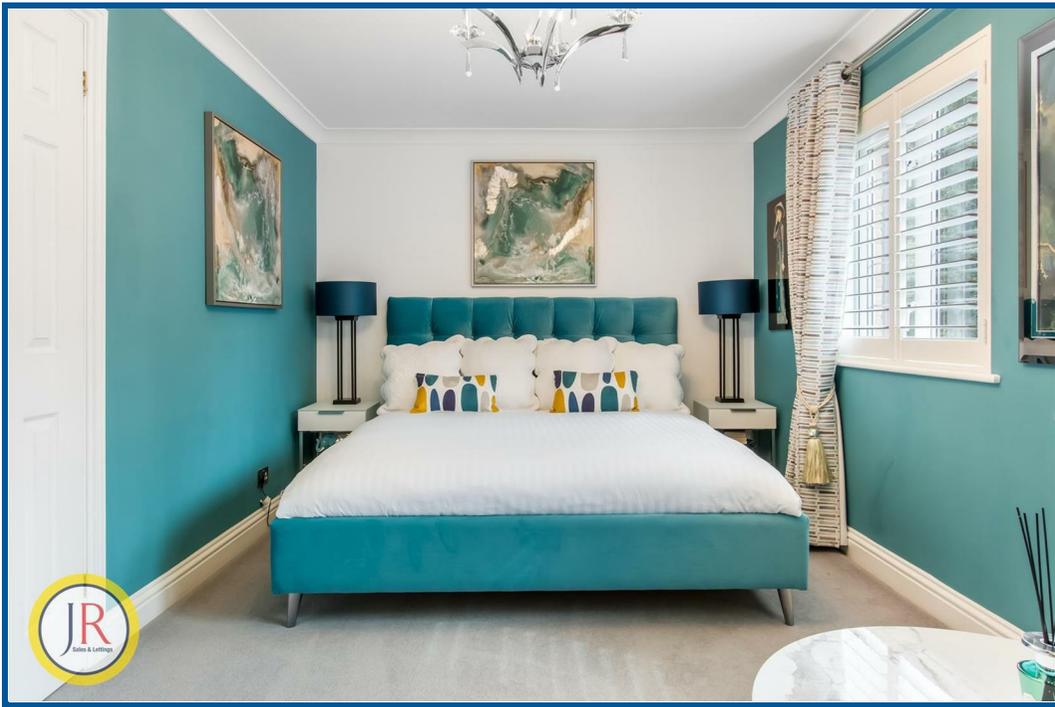
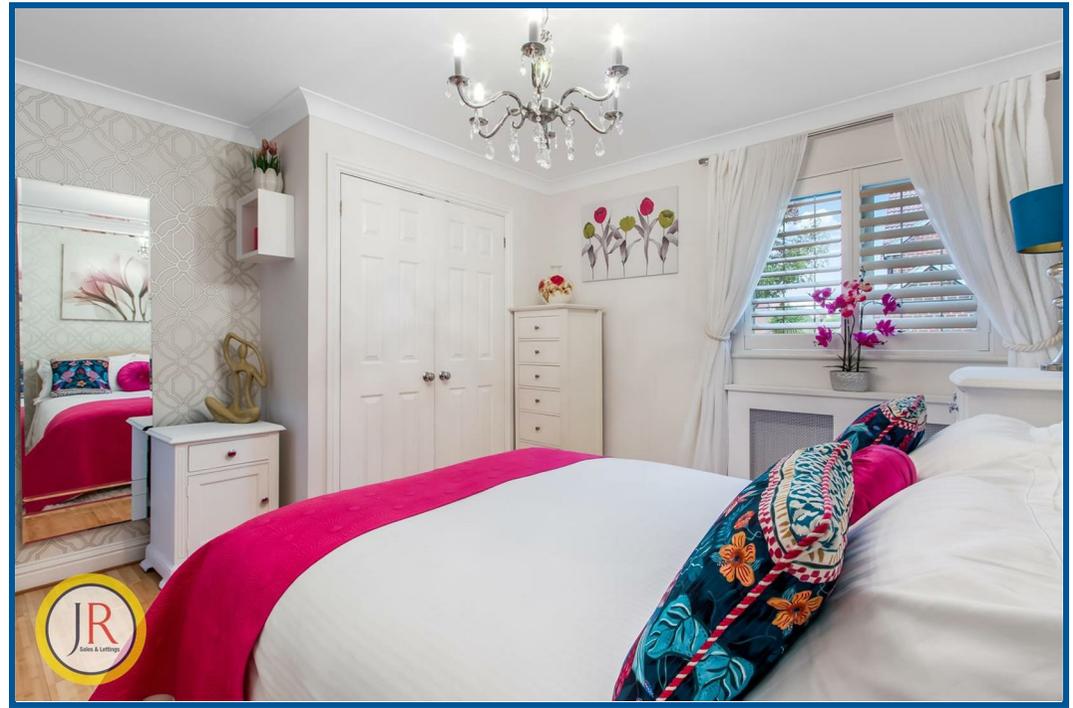
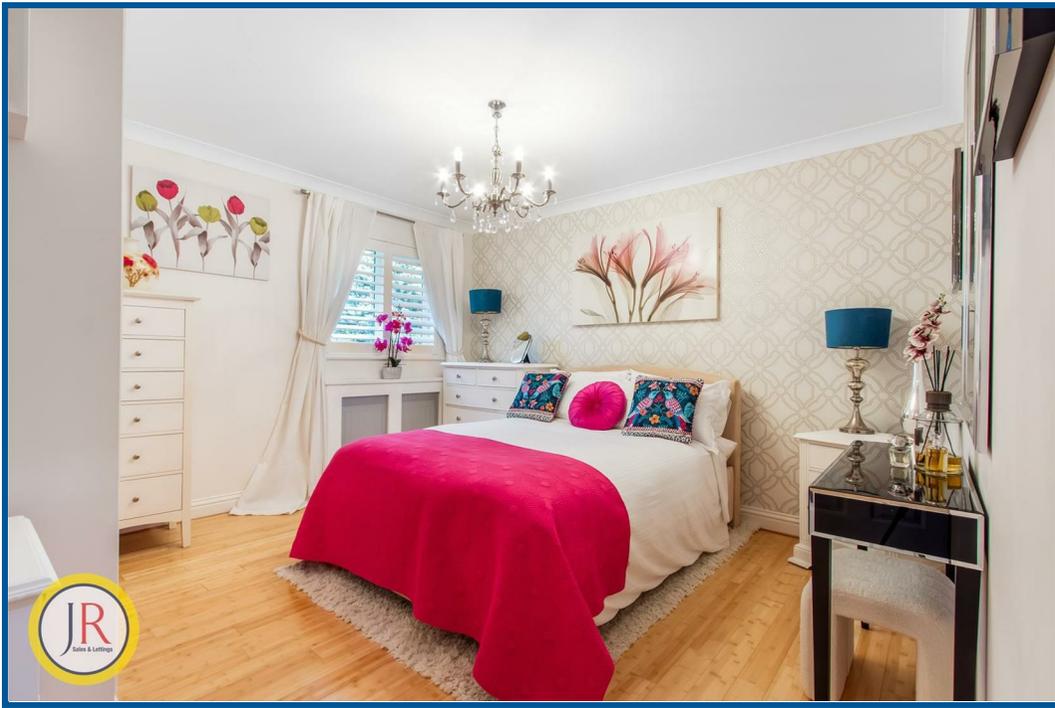


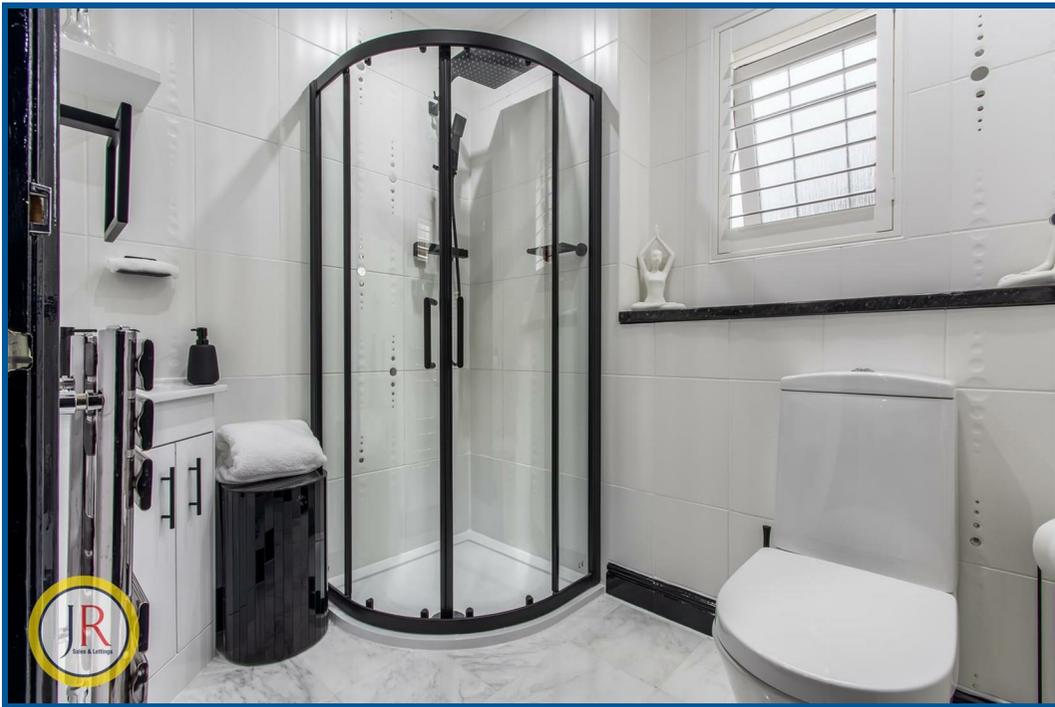
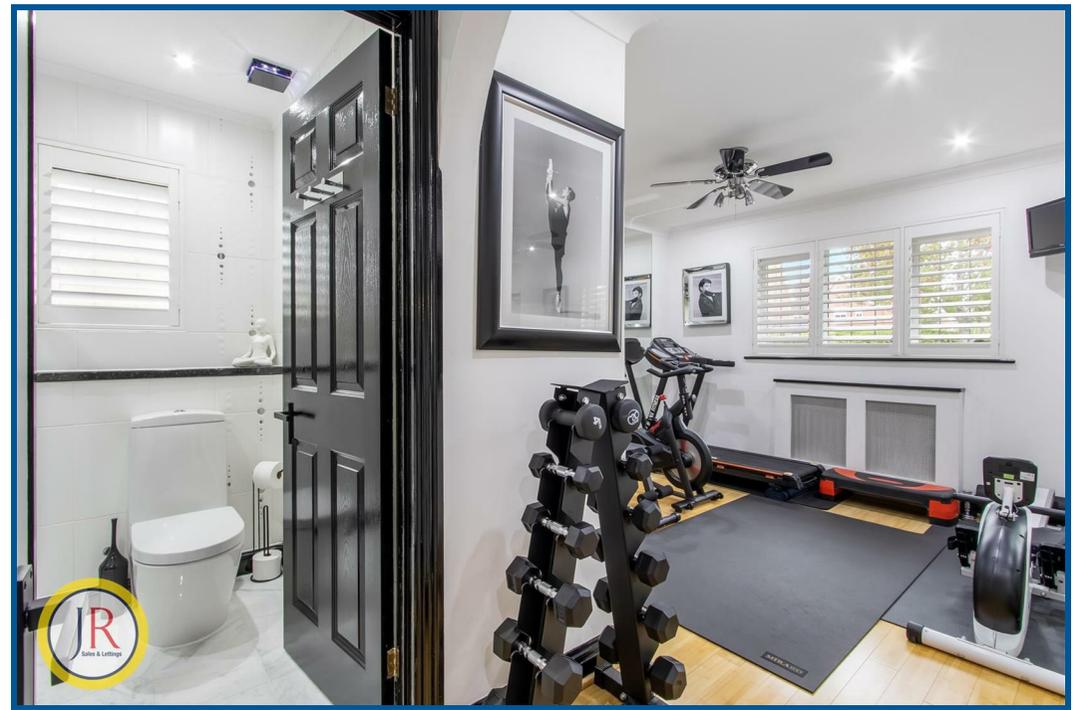
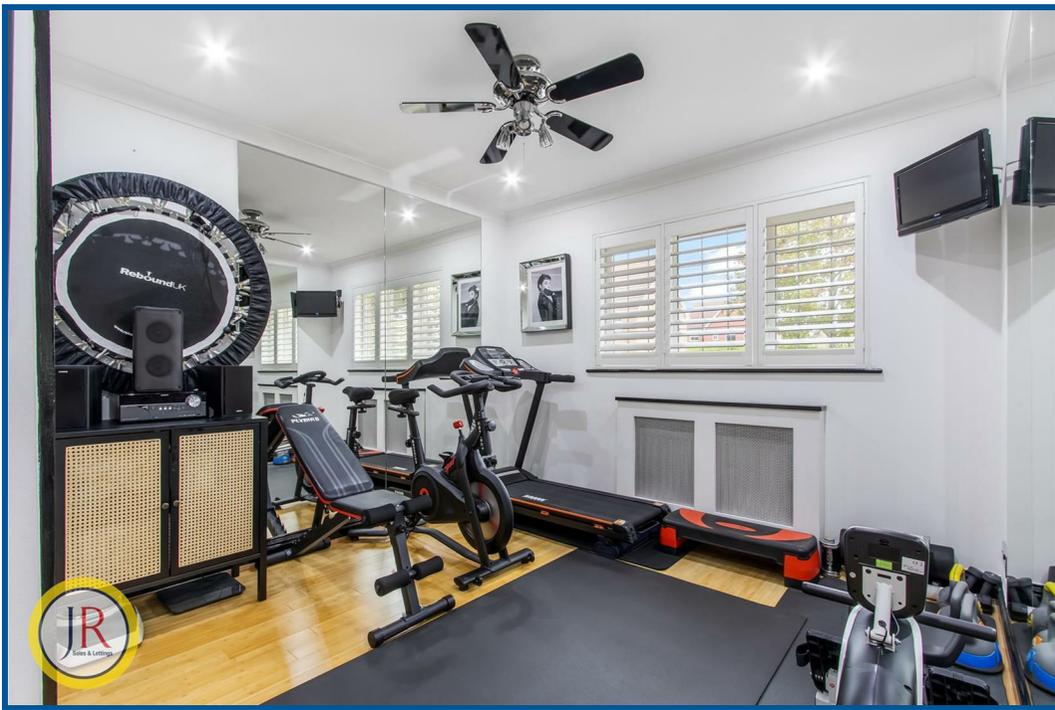


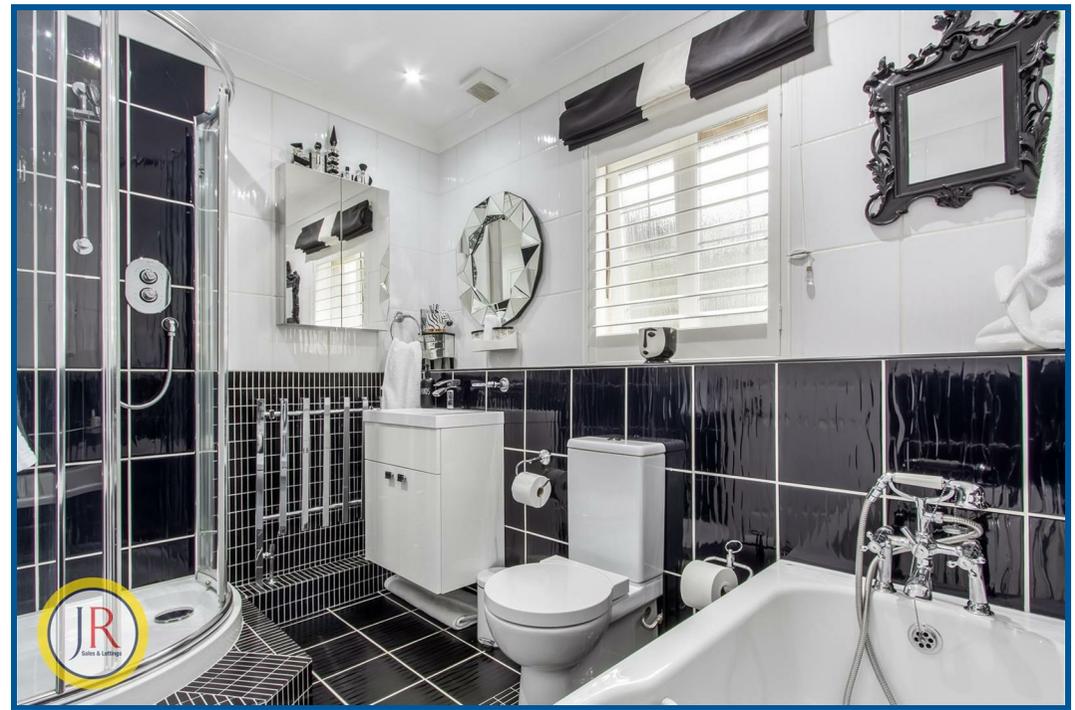
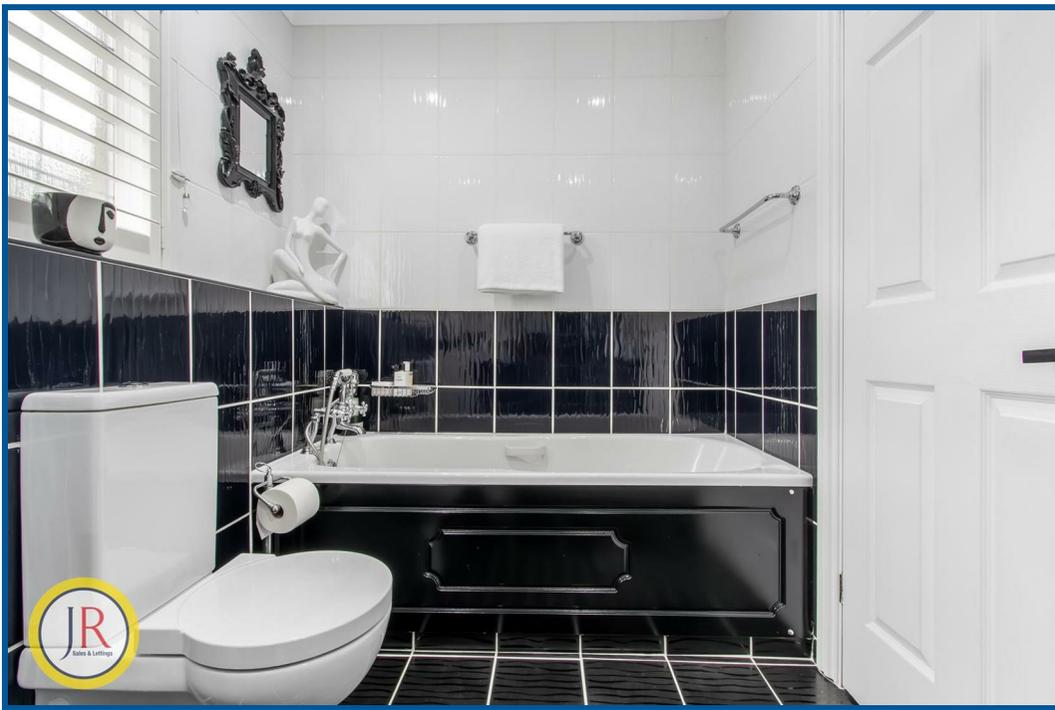








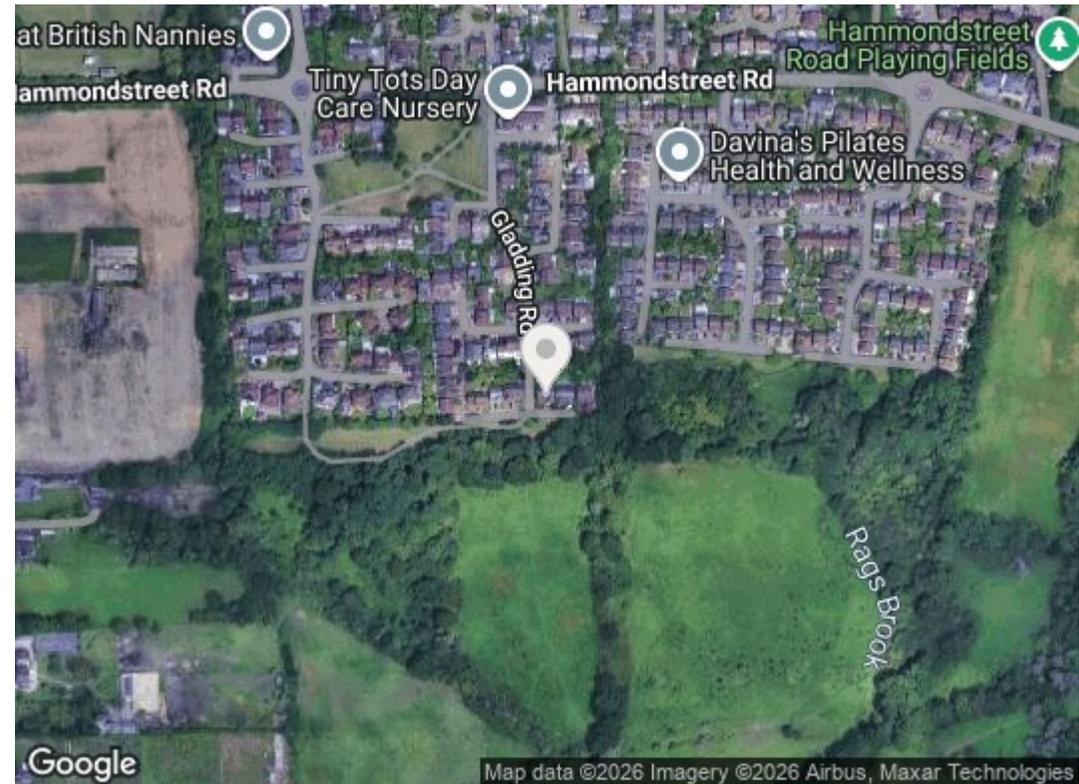






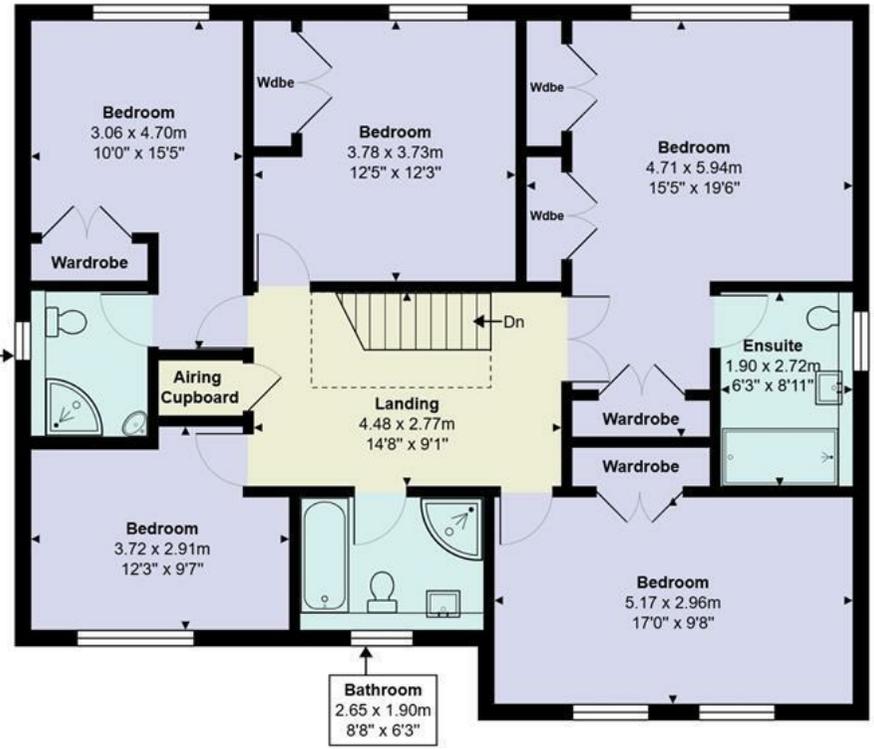
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**  
Area: 123.4 m<sup>2</sup> ... 1328 ft<sup>2</sup>



**First Floor**  
Area: 108.6 m<sup>2</sup> ... 1169 ft<sup>2</sup>



### Gladding Road, Cheshunt, EN7 6XA

Total Area: 231.9 m<sup>2</sup> ... 2497 ft<sup>2</sup>

All measurements are approximate and for display purposes only