



**Greenbank, Cheshunt Waltham Cross EN8 0QQ**

welcome to

## Greenbank, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this substantial four bedroom detached family home in a prime Cheshunt location. An internal viewing is a must!

### Accommodation Comprises Of:

#### Entrance Hall

Storage cupboard, amtico flooring, radiator.

#### Cloakroom

Double glazed window to side aspect, tiled floor, chrome heated radiator, wc, wash hand basin.

#### Study

9' 6" x 7' 7" ( 2.90m x 2.31m )

Double glazed window to rear aspect, radiator.

#### Lounge

33' 3" max x 11' 10" max ( 10.13m max x 3.61m max )

Double glazed window to front aspect, double glazed window to side aspect, storage cupboard, radiator.

#### Kitchen

18' 6" x 9' 7" ( 5.64m x 2.92m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, integrated dishwasher, integrated fridge freezer, amtico flooring.

#### Utility Room

6' 9" x 4' 8" ( 2.06m x 1.42m )

Amtico flooring, double glazed door to rear aspect, radiator, a range of wall and base units with complimenting worktops, space for fridge freezer, plumbing for washing machine.

#### Landing

Loft access, storage cupboard, double glazed window to side aspect, radiator.

#### Bedroom 1

15' 7" max x 12' 8" max ( 4.75m max x 3.86m max )

Double glazed window to front aspect, fitted

wardrobe, radiator.

#### En-Suite

Laminate floor, walk in shower cubicle, chrome heated radiator, wc, wash hand basin, double glazed window to side aspect.

#### Bedroom 2

15' 8" max x 11' 11" max ( 4.78m max x 3.63m max )

Double glazed window to front aspect, radiator.

#### Bedroom 3

11' 11" x 9' 8" ( 3.63m x 2.95m )

Double glazed window to rear aspect, radiator.

#### Bedroom 4

8' 6" x 7' 5" ( 2.59m x 2.26m )

Double glazed window to rear aspect, shutter blinds, radiator.

#### Bathroom

Double glazed window to rear aspect, chrome

heated radiator, tiled floor, paneled bath, wc wash hand basin.

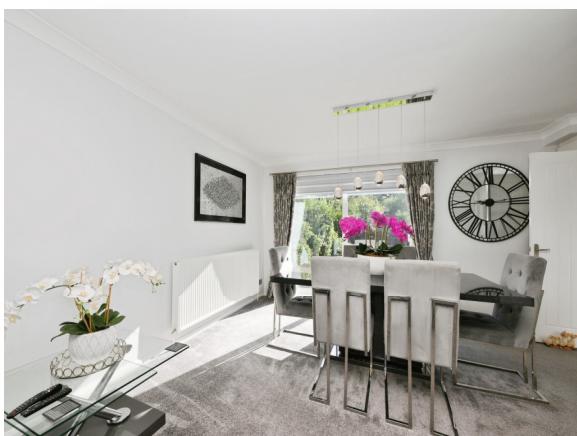
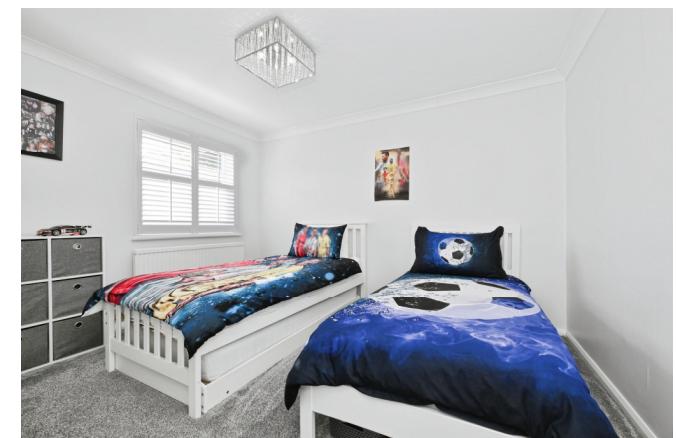
#### Exterior Front Garden

To the front of the property is a garage, lawn area.

#### Rear Garden

To the rear of the property is a patio area, lawn area, side access.





**view this property online** [williamhbrown.co.uk/Property/BRX107599](http://williamhbrown.co.uk/Property/BRX107599)



welcome to

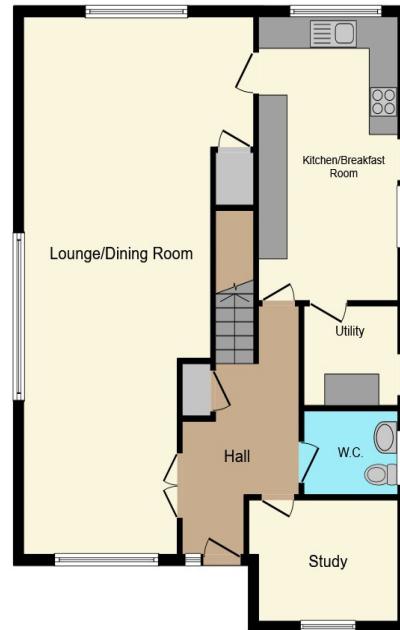
## Greenbank, Cheshunt Waltham Cross

- Large corner plot
- Four good sized bedrooms
- Surrounded by nature
- Drive and garage
- Stunning interior throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: G

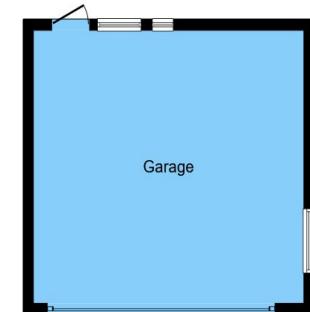
**£835,000**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 194.3 m<sup>2</sup> (2,092 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/BRX107599](http://williamhbrown.co.uk/Property/BRX107599)



Property Ref:  
BRX107599 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)