



**Fairley Way, Cheshunt Waltham Cross EN7 6LG**

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## **Fairley Way, Cheshunt Waltham Cross**

**\*\*Sold with previously approved planning permission for an additional dwelling\*\*** William H Brown bring to the market this chain free two/three bedroom family home situated in a really popular location in Cheshunt. An early viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Laminate floor, radiator.

### **Lounge**

24' 8" x 17' 9" ( 7.52m x 5.41m )

Double glazed window to front aspect, radiator.

### **Kitchen**

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window to rear aspect, double glazed door to rear aspect, tiled floor, a range of wall and base units with complimenting worktops, integrated dishwasher, integrated fridge freezer, integrated oven.

### **Utility Room/Wc**

wc, wash hand basin, tiled walls, plumbing for washing machine and tumble dryer.

### **Conservatory**

French doors

### **Landing**

Double glazed window to side aspect, access to a boarded loft space with a velux window, radiator, storage cupboard.

### **Bedroom 1**

13' 11" x 10' 8" ( 4.24m x 3.25m )

Double glazed window to front aspect, fitted wardrobe, radiator.

### **Bedroom 2**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed window to rear aspect, fitted wardrobe, radiator.

### **Bedroom 3**

5' 11" x 5' 3" ( 1.80m x 1.60m )

Double glazed window to side aspect.

### **Bathroom**

Double glazed window to front aspect, double glazed window to side aspect, tiled floor, tiled walls, shower cubicle, wc, paneled bath.

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway.

#### **Rear Garden**

To the rear of the property are two patio area, 2 pergolas, shed, side and rear access.





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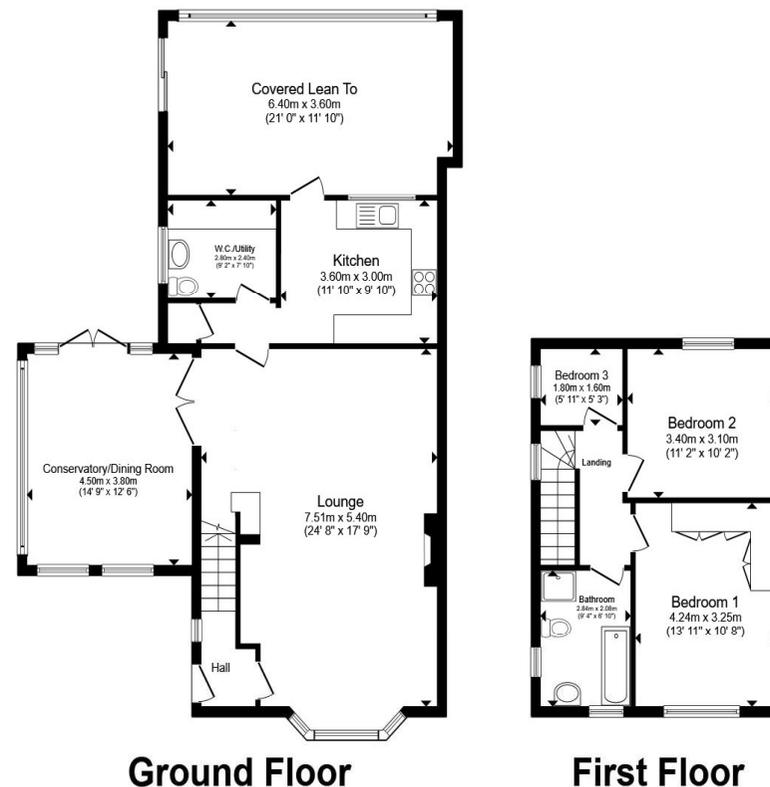
## Fairley Way, Cheshunt Waltham Cross

- Two/three bedrooms
- Sold with previously approved planning permission for an additional dwelling (now lapsed)
- Stunning corner plot
- Driveway
- Chain free

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£550,000**



Total floor area 142.8 m<sup>2</sup> (1,537 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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRX109581 - 0005

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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.

  
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