



**Hobbs Close, Cheshunt Waltham Cross EN8 0ED**

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## **Hobbs Close, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this charming three bedroom mid terrace family home situated in a popular residential location.

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

Stairs to first floor, radiator.

### **Lounge**

15' 5" max x 13' 5" max ( 4.70m max x 4.09m max )  
Double glazed window to front aspect, radiator,  
electric fire with moveable surround, storage  
cupboard, laminate floor.

### **Dining Room**

12' 6" max x 8' 6" max ( 3.81m max x 2.59m max )  
Patio doors, radiator.

### **Kitchen**

12' 6" max x 6' 11" max ( 3.81m max x 2.11m max )  
Double glazed window to rear aspect, a range of  
wall and base units with complimenting worktops,  
radiator, integrated oven, gas hob, extractor fan,  
sink unit.

### **Bedroom 1**

14' 5" max x 10' 2" max ( 4.39m max x 3.10m max )  
Double glazed window to rear aspect, fitted  
wardrobe, storage cupboard, radiator.

### **Bedroom 2**

11' 11" max x 6' 9" max ( 3.63m max x 2.06m max )  
Double glazed window to front aspect, radiator.

### **Bedroom 3**

8' 6" x 8' 6" ( 2.59m x 2.59m )  
Double glazed window to front aspect, radiator.

### **Shower Room**

Double glazed window to rear aspect, wc, wash  
hand basin, shower cubicle, radiator.

### **Exterior**

### **Front Garden**

To the front of the property is a driveway, mature  
shrubs.

### **Rear Garden**

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







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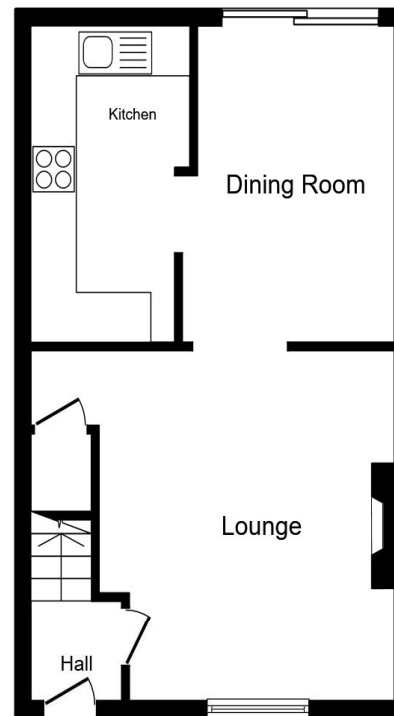
## Hobbs Close, Cheshunt Waltham Cross

- Chain free
- Three bedrooms
- Driveway
- Popular location
- Nice garden

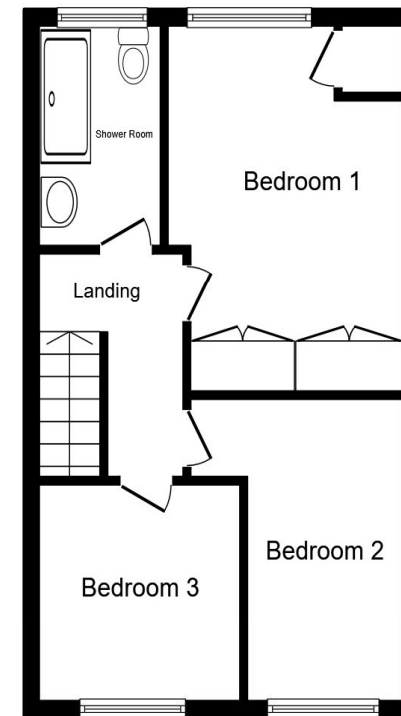
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£400,000**



**Ground Floor**



**First Floor**

Total floor area 78.0 m<sup>2</sup> (840 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:  
BRX109488 - 0003

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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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