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Smarts Green, West Cheshunt, EN7 6BA |  
£499,995 | Freehold

## Smarts Green, West Cheshunt, EN7 6BA

**\*Semi-Detached with Planning Permission to Extend\*** Situated within the popular Adamsfield development in West Cheshunt a well-presented family home with planning permission already granted Aug 25 for demolition of the existing garage and the erection of a part single-storey and part two-storey rear extension, together with a two-storey side extension.(application no 07/25/0515/HF) The property features **THREE BEDROOMS**, **SPACIOUS LOUNGE**, fitted kitchen, **DOWNSTAIRS CLOAKS/WC** family bathroom, good sized **WEST FACING GARDEN**, driveway parking **FOR SEVERAL CARS** and a garage. Ideally located for access to Brookfield Shopping Centre, offering a wide range of shops, restaurants and also a number of well-regarded local schools. Excellent rail and road transport links provide convenient access to London. An excellent opportunity to significantly extend and enhance the existing accommodation, subject to the approved plans and planning conditions.

### Key features

- Planning for Large Extension
- Ample Driveway Parking
- Downstairs Cloaks/WC
- Gas Radiator Heating
- West Cheshunt
- West Facing Rear Garden
- Three Bedrooms
- Spacious Lounge

### Property Information

Tenure Freehold

Council Tax E

EPC Rating D

Local Authority Borough of Broxbourne



**Paul Wallace Estate Agents**  
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#### Opening Times

|           |                 |
|-----------|-----------------|
| Mon - Fri | 9 am to 6:30 pm |
| Sat       | 9 am to 5:30 pm |
| Sun       | Closed          |
| Bank Hols | Closed          |

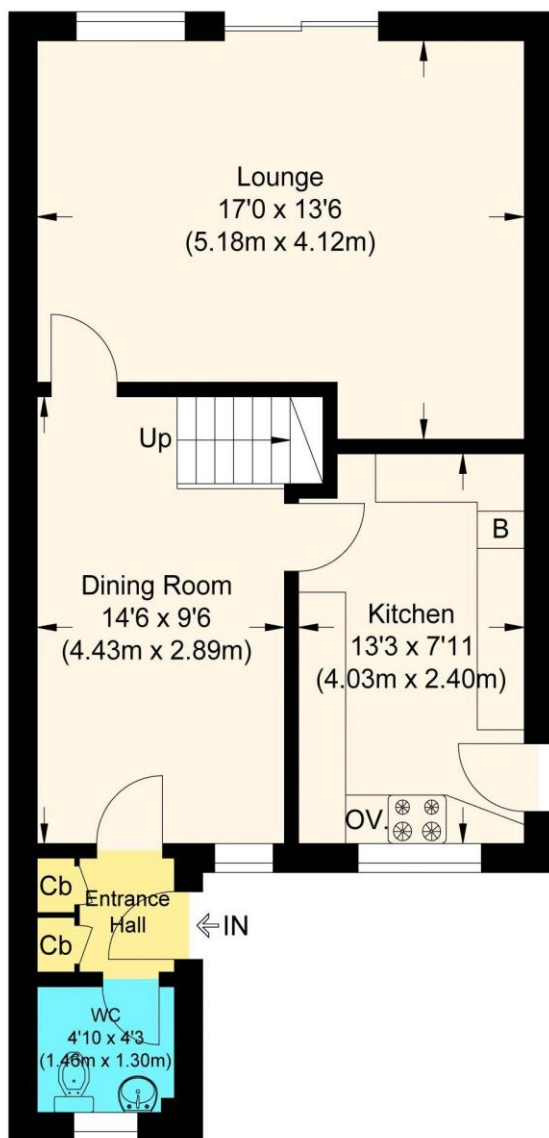
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Please get in touch for your free  
property valuation.

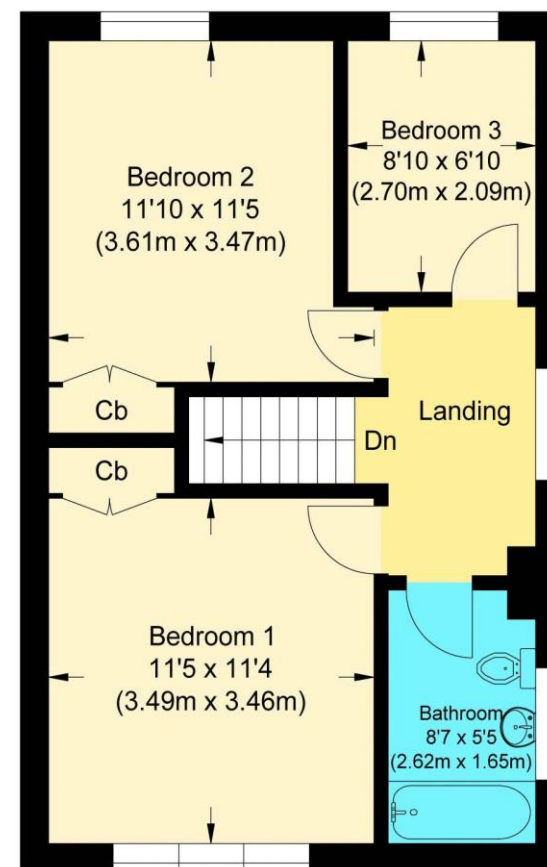
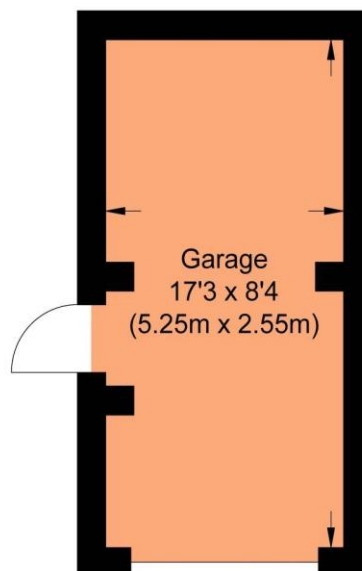








**Ground Floor**



**First Floor**



## **Smarts Green Cheshunt, EN7 6BD**

Approximate Gross Internal Floor Area : 87.88 sq m / 945.93 sq ft  
(Excluding Garage)

Garage Area : 13.40 sq m / 144.23 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046 ©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.