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1984

Jean Hennighan Properties

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**60 High Road
 Broxbourne
 Hertfordshire
 EN10 7NF**



Offered With No Upward Chain.

Perfect for the commuter, this three-bedroom family home enjoys a unique advantage with its rear garden backing directly onto the car park of Cheshunt British Rail Station, potentially saving thousands in parking charges each year. The property offers deceptively spacious accommodation throughout, while the attached garage provides an excellent opportunity to further enlarge the home, subject to the necessary approvals.

Cheshunt offers an exceptional blend of green space, modern amenities and superb connectivity, making it a highly desirable place to live. The beautiful Lee Valley Park is on your doorstep where residents enjoy miles of riverside walks, cycle routes and nature reserves. The town centre provides a wide choice of shops, cafés, restaurants and everyday conveniences. Whilst excellent transport links, including a fast service into London Liverpool Street, and easy access to the A10 and M25 make commuting easy.

SUMMARY OF ACCOMMODATION

- *GOOD SIZE RECEPTION HALL****
- *SPACIOUS SITTING/DINING ROOM****
- *COMPREHENSIVELY FITTED KITCHEN****
- *GOOD SIZE GARDEN ROOM****
- *THREE GOOD SIZE BEDROOMS****
- *FAMILY BATHROOM****
- *DOUBLE GLAZED WINDOWS****

SUMMARY OF ACCOMMODATION CONTINUED

GAS FIRED CENTRAL HEATING

FRONT GARDEN WITH OFF STREET PARKING FOR SEVERAL VEHICLES

ATTACHED GARAGE PROVIDING POTENTIAL TO ENLARGE THE ACCOMMODATION

GOOD SIZE REAR GARDEN WITH ACCESS DIRECTLY INTO CHESHUNT BRITISH RAIL STATION

A double glazed door with sensor lighting and matching side window affords access to:

GOOD SIZE RECEPTION HALL 5'2 x 6'6 Recess spotlighting and white oak wood effect flooring. Solid oak doors to garage and:

SPACIOUS SITTING/DINING ROOM 22'4 x 16'2 (max) Dual aspect with double glazed window to front and double glazed sliding patio doors to rear. Recess spotlighting, high level fuse board, electric meter, two thermostatically controlled radiators, white oak wood effect flooring, TV and telephone points. Staircase to first floor and access to:



COMPREHENSIVELY FITTED KITCHEN 8'5 x 7'4 Fitted with a range of high gloss wall and base units with ample working surfaces and matching splashbacks incorporating one and a quarter bowl sink drainer unit with mixer tap. Range of appliances to include; double oven and grill, integrated fridge, recess with plumbing for washing machine and four ring halogen hob with concealed illuminated extractor canopy above. Double glazed window to rear, recess spotlighting and ceramic tiled flooring.

GARDEN ROOM 13'8 x 9'10 Part brick and part timber double glazed with translucent roof and casement doors to garden. With light and power connected and white oak wood effect flooring.

FIRST FLOOR

LANDING Access to loft and solid oak doors to bedrooms and bathroom.

BEDROOM ONE 14'3 x 8'11 Double glazed window to front with thermostatically controlled radiator below. Fitted full height wardrobe with mirrored sliding doors. TV and telephone points.





BEDROOM TWO 12'8 x 8'4 (to wardrobe) Double glazed window to rear with thermostatically controlled radiator below. Walk-in wardrobe with electric light connected.

BEDROOM THREE 9'10 x 6'8 (max) Double glazed window to front with thermostatically controlled double radiator below. Built-in cupboard.

FAMILY BATHROOM 6'7 x 5'2 Tiled in ceramics with decorative vertical borders and suite comprising; wash hand basin with chrome mono-bloc tap, low flush w.c. with hide-away cistern and panelled bath with contemporary mixer tap and independent thermostatically controlled shower and glass screen. Obscure double glazed window to rear, recess spotlighting, extractor fan, part mirrored wall, chrome heated towel rail and ceramic tiled flooring.



EXTERIOR

The property is approached by a driveway which provides off street parking for several vehicles and leads to:

ATTACHED GARAGE 16'4 x 8'4 With up and over door and power and light connected. Housing the Worcester gas fired combination boiler and gas meter. Solid oak door to reception hall.

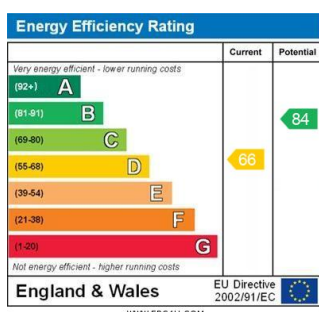


The rear garden is principally laid to lawn and is enclosed by panelled fencing with a wide paved sun terrace to the rear. Pedestrian access is afforded to one side of the property via a timber gate, whilst the commuter is perfectly catered for with an additional gate providing access directly into Cheshunt British Rail Station. There is an external water connection.

COUNCIL TAX BAND. D

PRICE: £435,000 FREEHOLD

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2734

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