



## 9 Lavender Close | Cheshunt | EN7 6JN

**Asking Price £470,000**

Sizeable, staggered mid terraced house offering generous living space and integrated kitchen appliances. This four bedroomed property is situated close to the end of a cul-de-sac just a short drive from Brookfield shopping centre and the A10. On the ground floor there is a large lounge/diner, kitchen, shower room & separate WC and a converted garage providing a fourth bedroom. On the first floor there are three bedrooms and a family bathroom. Externally there is a paved driveway for three cars and a rear garden with a large shed with light & power connected. The property benefits from gas fired central heating and uPVC double glazing, and an early viewing is highly recommended!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Composite replacement front door to:

### Reception Hall

Milan style radiator. Access to staircase leading to first floor. Doors to living room, shower room, downstairs WC and:

### Lounge/Dining Room

**20'11 x 12'2 (6.38m x 3.71m)**

uPVC double glazed window to rear and uPVC double glazed patio doors with full length side panels to rear garden. Wood laminate flooring, Milan style radiator and low level radiator. Open to:

### Kitchen

**9'6 x 6'11 (2.90m x 2.11m)**

uPVC double glazed window to front. Range of wall and base units incorporating drawers & single drainer stainless steel sink unit with swan neck mixer tap over. Integrated appliances include four ring gas hob with extractor fan above, fridge/freezer, microwave, electric oven/grill, dishwasher and washing machine. Vinyl floor covering. Tiling to splashback areas.

### Shower Room

Shower cubicle, tiling to walls, extractor fan, inset downlights and vinyl floor covering.

### Downstairs Cloakroom/WC

uPVC double glazed window to side. Corner mounted wash hand basin and low flush WC. Tiling to walls. Vinyl floor covering.

### Bedroom Four

**15'3 x 7'4 (4.65m x 2.24m)**

uPVC double glazed window to side. Radiator. Inset downlighting, vinyl floor covering.

### First Floor Landing

Airing cupboard containing wall mounted gas fired boiler, space for storage and linen shelving. Access to loft space. Radiator. Inset downlighting.

### Bedroom One

**12'5 x 10'8 (3.78m x 3.25m)**

uPVC double glazed window to rear. Radiator. Wood laminate floor covering.

### Bedroom Two

**13'2 x 7'3 (4.01m x 2.21m)**

uPVC window to front. Radiator.

### Bedroom Three

**10'2 x 7'7 (3.10m x 2.31m)**

uPVC double glazed window to rear. Radiator. Wood laminate floor covering.

### Family Bathroom

**7'7 x 4'11 (2.31m x 1.50m)**

uPVC double glazed window to front with obscured glass. Panel enclosed bath with mixer taps and detachable shower head. Tiling to walls over bath. Pedestal wash hand basin & tiling to splashback. Low flush WC. Inset downlighting. Vinyl floor covering.

### EXTERIOR

#### Driveway to Front

Providing parking for up to three vehicles. Wall mounted lighting. Outside tap.

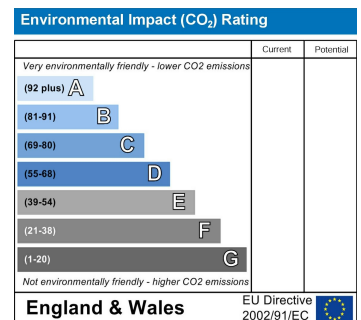
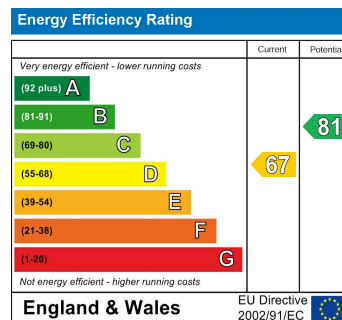
#### Rear Garden

Mainly laid to lawn with patio to rear of house. Large timber storage shed with light and power connected.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate



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