



Westmeade Close, West Cheshunt | EN7 6JP

£585,000 | Freehold

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**SUPERBLY presented DETACHED house which benefits from FOUR DOUBLE BEDROOMS, a GROUND FLOOR CLOAKROOM, UTILITY ROOM, a SOUTH FACING REAR GARDEN and a LARGE KITCHEN/ DINER to the rear with sitting area, THREE CAR DRIVEWAY and a SUPERB FAMILY BATHROOM this must be viewed to be fully appreciated.**





### Entrance Hall

Front door from the outside, radiator, wood flooring, opening to lounge

### Lounge

Window to front, attractive fireplace, tv point, radiator, wood flooring

### Sitting Area

Window to front, wood veneer flooring, radiator

### Inner Hallway

Stairs to first floor

### Kitchen/Dining Room

Beautiful sunny room with windows to rear and door to garden, patio doors to garden, tiled floor, radiators. Kitchen fitted with a comprehensive range of wall and base units with roll top work surfaces over, incorporating a single drainer sink unit with mixer taps, range cooker with extractor, integrated dishwasher and fridge freezer.

### Utility Room

Wall and base units, plumbing for washing machine

### Ground Floor Cloakroom

Window to side, low flush w/c, wall mounted wash hand basin

### First Floor Landing

Access to loft space

### Bedroom One

Twin windows to front, radiator

### Bedroom Two

Window to rear, radiator

### Bedroom Three

Window to front, radiator

### Bedroom Four

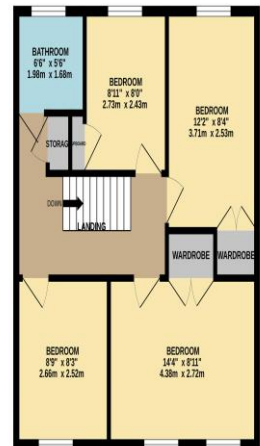
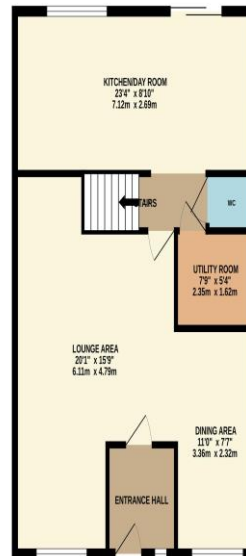
Window to rear, radiator

### Family Bathroom

Window to rear, fully tiled walls, superbly fitted with a suite comprising low flush w/c, pedestal wash hand basin with mixer taps, panel enclosed bath with mixer taps and shower above, heated towel rail, ceramic tiled floor

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in this respect or otherwise can be given.

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	F
EPC Rating	D

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.