



Harkness, West Cheshunt | EN7 6JY

£381,995 | Freehold

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WELL PRESENTED THREE BEDROOM TERRACED HOUSE with the GROUND FLOOR CLOAKS/UTILITY ROOM and small conservatory, an ideal FIRST PURCHASE being close to all amenities and SCHOOLS, spacious KITCHEN/DINER, lounge, ATTRACTIVE SHOWER ROOM, and SUNNY non-overlooked REAR GARDEN.







### Ground Floor Entrance Hall

Front door, laminate floor, understairs storage cupboard and cloaks cupboard

### Cloakroom/Utility Room

Low level W.C, wash hand basin with cupboard below, tiled splashback, wall mounted gas central heating boiler, window, radiator, eye level storage cupboard and cupboard with space and plumbing for washing machine.

### Lounge

Two radiators in cabinets archway to dining area and large rear aspect picture window.

### Kitchen/Diner

Comprising one and a half stainless steel sink unit with mixer tap, further range of base and eye level cupboards, work surfaces, tiled surrounds integrated oven, gas hob above with extractor, space and plumbing for dishwasher, space for fridge freezer, laminate flooring, front aspect window, archway to dining area, radiator, door to conservatory and archway to lounge.

### Conservatory

With door to rear garden.

### First Floor Landing

Airing cupboard with hot water cylinder and access to loft space.

### Bedroom 1

Range of fitted wardrobes and cupboards above providing recess for double bed, radiator and rear aspect window.

### Bedroom 2

Radiator and rear aspect window.

### Bedroom 3

Radiator and front aspect window.

### Shower/bathroom

Spacious walk in shower cubicle, glass shower screen, low level wc, wash hand basin with cupboard below, fully tiled walls, non slip flooring, radiator/towel rail and two windows.

### Outside rear garden

25' approx Non overlooked, patio area, lawned area mature flowering shrubs pear tree, garden shed and gate way access to parking at rear, not allocated.

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.

Whilst 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 errors or omissions. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac CDD3

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	D
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.