



 paulwallace

Spencer Avenue, West Cheshunt, EN7 6RR |
£849,995 | Freehold

Spencer Avenue, West Cheshunt, EN7 6RR

This beautifully presented FOUR BEDROOM 1950's SEMI DETACHED property in the heart of SOUGHT AFTER WEST CHESHUNT benefits from further potential to extend (STPP), AMPLE OFF STREET PARKING, SUMMER HOUSE, 150` rear garden, EN-SUITE TO MASTER BEDROOM, SPACIOUS FAMILY BATHROOM, OUTSIDE OFFICE/STUDY. With gas central heating and double glazed windows throughout.

Key features

- Four Bedrooms
- Beautifully Presented
- Summer House
- Ample Off Street Parking
- Semi Detached
- 150` Rear Garden
- Further Potential To Extend (STPP)
- En-Suite To Master

Property Information

Tenure
Freehold

Council Tax
E

EPC Rating
C

Local Authority
Broxbourne Borough Council



 paulwallace



 paulwallace



Paul Wallace Estate Agents
Brookfield Centre
Cheshunt
Hertfordshire
EN8 0NN

 01992 781100

 cheshunt@paulwallace.co.uk

 www.paulwallace.co.uk

 Opening Times

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

 paulwallace
estate agents

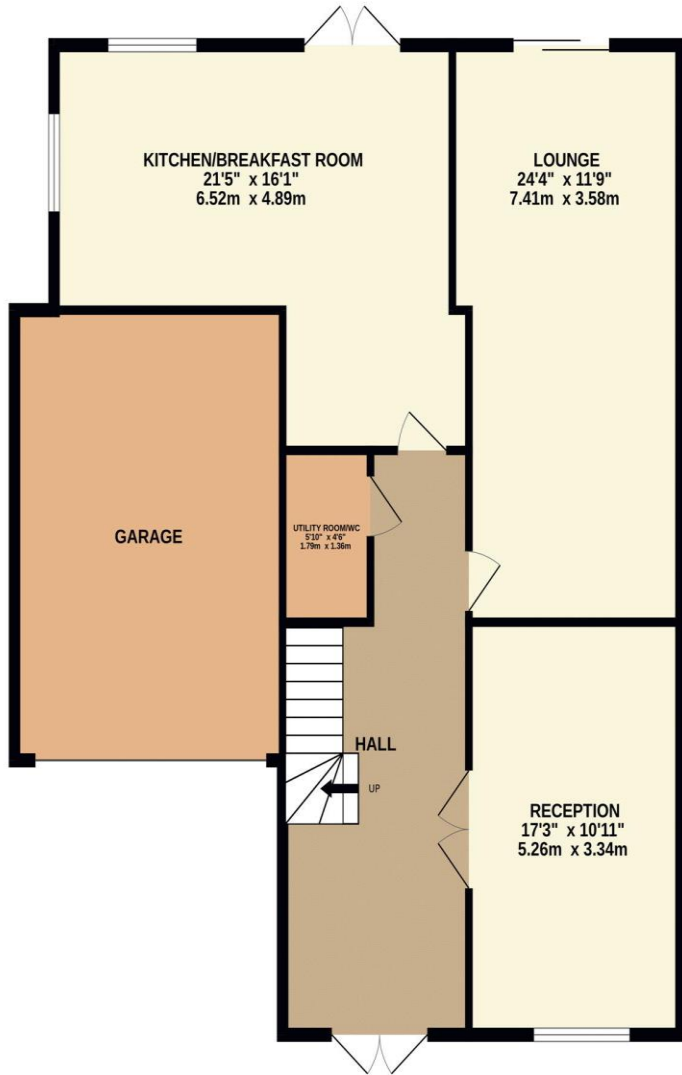
Cheshunts leading estate agent.
Please get in touch for your free
property valuation.



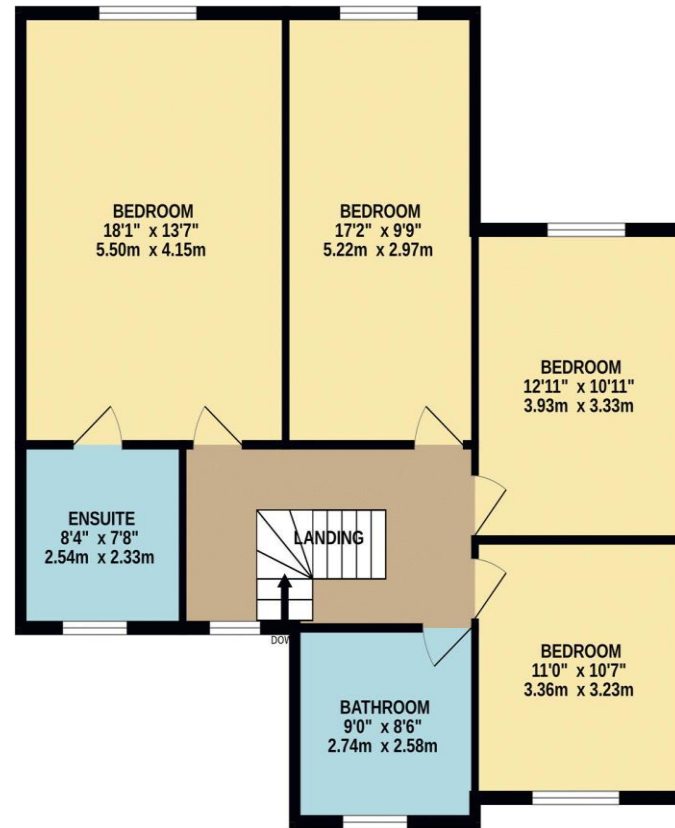




GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
936 sq.ft. (87.0 sq.m.) approx.



GARDEN ROOM
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.







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



Paul Wallace Estate Agents
 Brookfield Centre
 Cheshunt
 Hertfordshire
 EN8 0NN



01992 781100



cheshunt@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

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



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.