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Stockwell Close, West Cheshunt | EN7 6AP

£407,000 | Freehold

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**CHAIN FREE & POTENTIAL TO EXTEND (STPP) A THREE bedroom END OF TERRACE house benefitting from TWO RECEPTION ROOMS, gas central heating and double glazed windows throughout, OWN DRIVEWAY & GARAGE EN-BLOC.**



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### Entrance Porch

Front door from the outside, laminate floor, storage cupboard, door to lounge

### Lounge

Window to front, coved ceiling, laminate floor, two radiators, stairs to first floor, door to dining room

### Dining Room

French doors to garden, double radiator, coved ceiling, laminate floor, door to kitchen

### Kitchen

Fitted with a range of wall and base units with roll top work surfaces over, incorporating a stainless steel sink unit with mixer taps, plumbing and space for washing machine and dishwasher, built in oven and hob with extractor fan above, space for fridge freezer, tiled splash backs, ceramic tiled floor, window to rear and door to garden

### First Floor Landing

Access to loft, storage cupboard

### Bedroom One

Window to front, radiator, fitted wardrobes

### Bedroom Two

Window to rear, radiator, built in wardrobes

### Bedroom Three

Window to front, radiator, coved ceiling

### Bathroom

Fitted with a suite comprising panel enclosed bath with mixer taps and shower attachment above, low flush w/c, pedestal wash hand basin with mixer taps, fully tiled walls, chrome heated towel rail, extractor fan, window to rear

### Exterior

#### Rear Garden

Mainly laid to lawn, area of patio, flower and shrub borders, rear access gate

#### Front Garden

Paved, providing off street parking

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or inaccuracy. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or otherwise can be given.  
Heslop and Harrop (2012)

|                 |   |
|-----------------|---|
| Lease Remaining |   |
| Service Charge  |   |
| Ground Rent     |   |
| Council Tax     | D |
| EPC Rating      | D |

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En-bloc



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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.