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Granby Park Road, West Cheshunt | EN7 6HX

£425,000 | Freehold

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This TWO BEDROOM mid terraced BUNGALOW in sought after WEST CHESHUNT benefits from a SOUTH FACING LANDSCAPED REAR GARDEN, an ATTRACTIVE SHOWER ROOM/WC, REFITTED KITCHEN/DINER and garage. With gas central heating and double glazed windows throughout.



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Entrance Porch

Front door from the outside, cloaks cupboard, door to entrance hallway

Entrance Hall

Radiator, wood veneer flooring, two storage cupboards

Extended Lounge

Window to rear, French doors to garden, large skylight window, radiator, tv point

Superb Kitchen/Diner

Refitted, and fitted with a range of wall and base units with work surfaces over, incorporating a single drainer sink unit with mixer taps, integrated dishwasher, washing machine, oven, hob and extractor, wood veneer flooring, radiator

Master Bedroom

Window to rear, radiator, range of wardrobes along one wall

Bedroom Two

Window to front, radiator

Attractive Shower Room/WC

Fitted with a suite comprising low flush w/c, vanity wash hand basin with cupboard below and mixer taps, open double shower cubicle, fully tiled walls, ceramic tiled floor, radiator, window to front

Exterior

Front Garden

Laid to lawn

South Facing Rear Garden

Landscaped, south facing, large patio area, laid to artificial lawn, patio and flower and shrub beds, timber shed, rear access

Garage

En-bloc, to the front of the property

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and details with the seller. The plan is not to scale. Made with Metaplan 12/2014

Council Tax | D
EPC Rating | E

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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.