



Tarpan Way, Turnford | EN10 6BN

£485,000 | Freehold

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CHAIN FREE well presented FOUR BEDROOM semi-detached property in the sought after area of TURNFORD. Benefitting from a GROUND FLOOR CLOAKROOM, EN-SUITE to master bedroom, garage, shower room/wc with gas central heating and double glazed windows throughout.





Entrance Hall

Front door from the outside, wood flooring, radiator

Ground Floor Cloakroom

Fitted with a low flush w/c, wall-mounted wash hand basin, fully tiled walls and ceramic tiled floor, heated towel rail

Dining Room

Box bay window to front, wooden flooring, radiator, TV point, stairs to first floor, two storage cupboards

Lounge

Patio doors to garden, radiator, TV point, freestanding fireplace

Kitchen

Windows to rear and side and doors to garden, and fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer one and a half stainless steel sink unit with mixer taps, plumbing for dishwasher and washing machine, built-in double oven and hob with extractor above, ceramic tiled floor, radiator

First Floor Landing

Access to loft space

Bedroom One

Window to rear, radiator, fitted wardrobes along one wall

En-Suite

Fully tiled, wall-mounted wash hand basin, walk-in shower, radiator

Bedroom Two

Window to rear, radiator

Bedroom Three

Window to front, radiator, built-in cupboard

Bedroom Four

Window to front, radiator

Shower/WC

Fitted with a suite comprising low flush w/c, pedestal wash hand basin, shower cubicle, fully tiled walls and ceramic tiled floor, heated towel rail, window to side

Exterior

Front Garden

Laid to lawn, driveway leading to garage

Garage

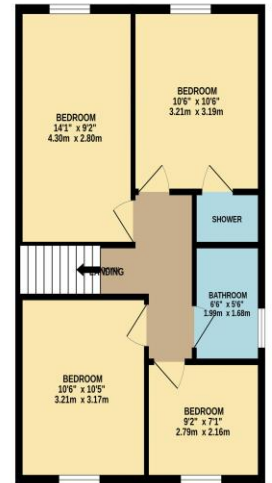
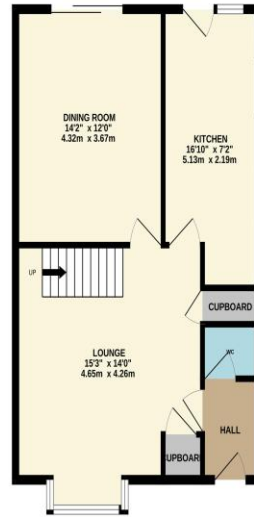
Up and over door, power and light connected

Rear Garden

Patio, laid to lawn, well-stocked flower and shrub beds, summer house, rear access gate

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, position and condition of items shown have not been tested and no guarantee as to their operability or efficiency can be given.
Not to scale
Not to be used for legal purposes

Council Tax
EPC Rating

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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.