



Brookfield Lane West, West Cheshunt | EN8 0QY

 paulwallace

£325,000 | Freehold

CHAIN FREE two bedroom mid terrace property in the SOUGHT AFTER AREA OF WEST CHESHUNT. Benefitting from a LOUNGE/DINER, bathroom/wc, LONG REAR GARDEN, double glazed windows and gas central heating throughout.





Entrance Porch

Front door from the outside, door to lounge

Lounge/Diner

Window to front and rear, two radiators, tv point, stairs to first floor, door to kitchen

Kitchen

Window to rear, door to lean to, fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer sink unit with mixer taps, built in oven and hob with extractor above, plumbing for washing machine, tiled splash backs, ceramic tiled floor

Lean To

With further door to garden

First Floor Landing

Doors off

Bedroom One

Window to front, radiator, built in cupboard

Bedroom Two

Window to rear, radiator, door to bathroom/wc

Bathroom/WC

Window to rear, low flush w/c, pedestal wash hand basin, panel enclosed bath with mixer taps, tiled splash backs, radiator

Exterior

Front Garden

Small front garden

Long Rear Garden

Mainly laid to lawn, patio area, flower and shrub beds

Council Tax
EPC Rating

| D
| TBC

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



paulwallace

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.