



Canons Gate, Cheshunt | EN8 0XP

£425,000 | Freehold

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A BEAUTIFULLY presented TWO DOUBLE BEDROOM SEMI DETACHED HOUSE with CONSERVATORY and POTENTIAL TO EXTEND (STPP), good sized lounge, kitchen, GROUND FLOOR CLOAKROOM, WELL APPPOINTED Bathroom, DELIGHTFUL good sized GARDEN, GARAGE and DRIVEWAY.





The property is entered via storm porch with front door leading to:

Entrance Hallway

Parquet wood floor, radiator, stairs to first floor.

Ground Floor w.c

Window to front, low flush w.c, wall mounted wash hand basin, half tiled walls, radiator, ceramic tiled floor.

Kitchen

Fitted with a range of wall and base units with roll top work surfaces over, oven and hob with extractor hood over, plumbing for washing machine, space for fridge freezer, central heating boiler.

Lounge

Patio doors to conservatory, two radiators, decorative fireplace, t.v aerial point, parquet flooring.

Conservatory

Double glazed, wood veneer floor, double doors to rear garden.

First Floor Landing

Access to loft.

Bedroom One

Window to rear, radiator, built in wardrobes to one wall.

Bedroom Two

Window to front, radiator, fitted wardrobes across one wall.

Bathroom/ w.c

Window to side, fitted with a suite comprising low flush w.c, panel enclosed bath with mixer taps, vanity wash hand basin with cupboard below, radiator, extensive tiled walls, granite tiled floor.

Exterior

Front Garden

Paved to front.

Own Driveway

Own driveway to front, leading to:

Garage

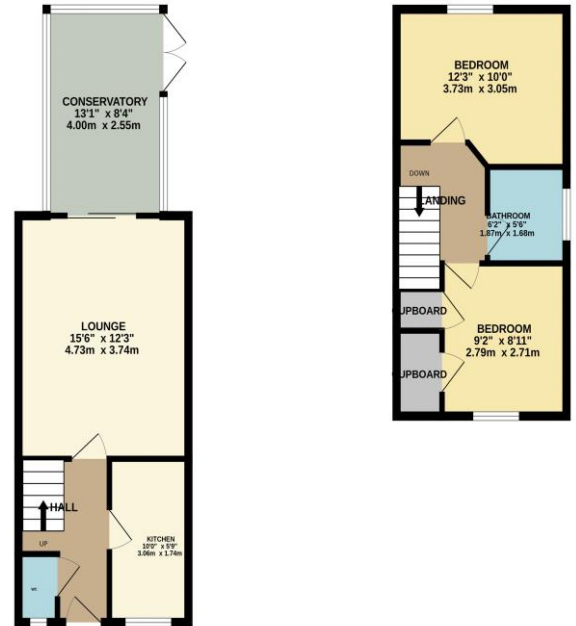
Up and over door, power and light connected.

Rear Garden

Predominantly laid to lawn with flower and shrub beds, timber shed, door to garage.

GROUND FLOOR
428 sq ft (39.7 sq m.) approx.

1ST FLOOR
327 sq ft (30.4 sq m.) approx.



TOTAL FLOOR AREA: 745 sq ft (69.2 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and any other areas 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 services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan 6/2011

Council Tax | D
 EPC Rating | C

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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.