



Faverolle Green, West Cheshunt | EN8 0UJ

£430,000 | Freehold

 paulwallace

**** CUL-DE-SAC LOCATION, STUNNING CONDITION & POTENTIAL TO EXTEND (STPP) **** This BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE house with STUDY / PLAYROOM and SEPERATE DINING ROOM also benefits from ATTRACTIVE KITCHEN, off street parking, FOUR PIECE BATHROOM / W.C., double glazed windows, GAS CENTRAL HEATING and 40' REAR GARDEN.





Entrance

The property is entered via part double glazed UPVC front door to: -

Entrance Porch

Double glazed window to front, wood veneer flooring and door to: -

Lounge 17' 0" x 11' 8" (5.18m x 3.55m)

Double glazed window to front, radiator, smooth ceiling, TV point, stairs to first floor, double doors to kitchen and to: -

Study/Playroom 12' 2" x 8' 5" (3.71m x 2.56m)

Double glazed window to front, vaulted ceiling, radiator, velux window to front, TV point, smooth ceiling with inset lighting.

Kitchen 11' 8" x 10' 3" (3.55m x 3.12m)

Double glazed window to rear, fitted with a range of wall and base units with roll top work surfaces over incorporating one and half bowl stainless steel sink unit with mixer tap, integrated eye level oven, gas hob, extractor hood, integrated appliances including fridge and freezer, dishwasher and washing machine, wood veneer flooring, tiled splash backs, smooth ceiling with inset lighting, storage cupboard with space for tumble dryer and opening to: -

Dining Room 11' 10" x 8' 9" (3.60m x 2.66m)

Part double glazed UPVC door to rear garden, velux window to rear, vaulted ceiling, smooth ceiling with inset lighting, radiator.

First Floor Landing

Window to side, with access to part boarded loft space via drop down ladder, radiator and doors to: -

Bedroom One 11' 2" x 9' 5" (3.40m x 2.87m)

Plus wardrobes, Double glazed window to front, radiator, wood veneer flooring, fitted wardrobes across one wall and built in storage area.

Bedroom Two 11' 10" x 8' 2" (3.60m x 2.49m)

Double glazed window to rear, radiator, TV point, storage cupboard.

Family Bathroom

Newly refitted family bathroom including panel enclosed bath with separate shower cubicle, vanity wash hand basin with cupboards below, low level w/c, fully tiled walls, extractor fan

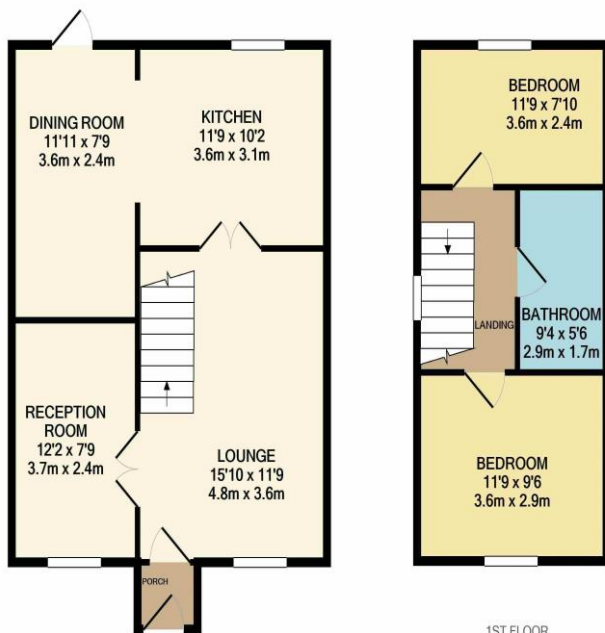
Exterior

Front Garden

Providing off street parking for three vehicles with rest laid to lawn.

Rear Garden

Mainly laid to lawn, patio areas, garden shed with power connected, outside light and tap, well stocked with mature trees and shrubs.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax | D
EPC Rating | D

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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.