



Longfield Lane, West Cheshunt | EN7 6AN

£499,995 | Freehold



EXTENDED FOUR BEDROOM semi detached property is situated in the highly sought after location of **WEST CHESHUNT**. Benefitting from a large **LOUNGE/ DINING ROOM**, **ATTRACTIVE** kitchen with separate **UTILITY ROOM** and **GARAGE**. With a beautifully presented **SOUTH/ WEST FACING REAR GARDEN** and ample **OFF STREET PARKING** to the front.





Entrance Hall

Front door from the outside, radiator, stairs to first floor, under stairs storage cupboard

Lounge

Large picture window to front, radiator, attractive fireplace

Dining Room

Opening from lounge, sliding doors to rear garden, door to kitchen, radiator

Kitchen

Fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer tap, integrated oven with hob and extractor hood above, space for fridge freezer, opening to utility room.

Utility Room

Plumbing and space for washing machine, fridge freezer and dishwasher, window overlooking garden, door to garden

First Floor Landing

Access to part boarded loft space, with light and power connected, doors off

Bedroom One

Window to front, range of built in wardrobes and dresser, radiator

Bedroom Two

Window overlooking garden, radiator

Bedroom Three

Windows to both front and rear, two radiators

Bedroom Four

Window to front, radiator

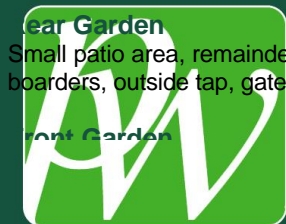
Family Bathroom

Fitted with a suite comprising low flush w/c, wash hand basin with mixer taps, panel enclosed bath with mixer taps and hand shower attachment above, heated towel rail, spotlights, window to rear

Exterior

Garage

Double length, with power and lights connected



Rear Garden
Small patio area, remainder laid to lawn, well stocked flower and shrub borders, outside tap, gated side access

Front Garden

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GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.

While 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 or omission or misstatement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
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Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	E
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.