



Bushbarns, West Cheshunt | EN7 6EF

£369,995 | Freehold

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This Cul-de-sac TWO BEDROOM mid terrace property in the heart of WEST CHESHUNT is ideally located for both schools and transport links. Benefitting from an ATTRACTIVE BATHROOM, a spacious REFITTED KITCHEN/DINER and a LANDSCAPED REAR GARDEN. With a conservatory to the rear and ALLOCATED PARKING provided.





### Entrance Porch

Front door from the outside, door to lounge

### Lounge

Bow window to front, wood veneer flooring, tv point, radiator, stairs to first floor, breakfast bar and open plan to kitchen/diner

### Refitted Kitchen/Diner

Window to rear, door to conservatory, fitted with wall and base units with work surfaces over, incorporating a single drainer sink unit with mixer taps, built in oven and hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood veneer flooring

### Conservatory

Wood veneer flooring with underfloor heating, radiator, tv point, patio doors opening to garden

### First Floor Landing

Access to loft space, airing cupboard

### Bedroom One

Window to front, radiator, built in wardrobes

### Bedroom Two

Window to rear, radiator

### Attractive Bathroom

With a suite comprising low flush w/c, pedestal wash hand basin with mixer taps, panel enclosed bath with mixer taps and shower attachment, heated towel rail, tiled walls and ceramic tiled floor, window to rear

### Exterior

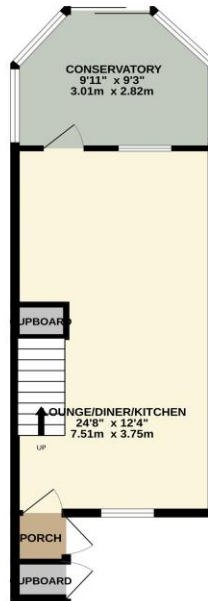
#### Front Garden

Laid to lawn with outside storage cupboard

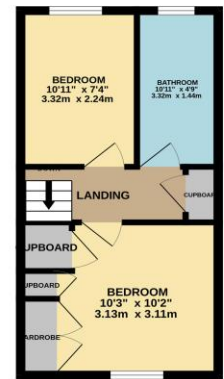
#### Rear Garden

Landscaped, artificial grass, timber shed, rear access gate with allocated parking to the other side.

GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other parts and approximations and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown herein have not been tested and not guaranteed as to their operability or efficiency over the years.  
Made with Metropac 1/2024

Council Tax | C  
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.