



Isabel Gate, Cheshunt | EN8 0XL

£435,000 | Freehold

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**CHAIN FREE** two bedroom **DETACHED** property in the highly sought after **THOMAS ROCHFORD ESTATE** with **GROUND FLOOR CLOAKROOM**, **DETACHED GARAGE** at the rear, paved front garden providing off street parking, **FULLY FITTED BATHROOM/WC**, gas central heating and double glazed windows throughout.





### Entrance Hallway

Front door from the outside

### Lounge

Box bay window to front, radiator, tv point, attractive fireplace

### Inner Hallway

Stairs to first floor, radiator, door at rear opening to garden

### Ground Floor Cloakroom

Comprising low flush w/c, wall mounted wash hand basin, radiator, window

### Kitchen

Window to rear, 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 hood, radiator, plumbing for washing machine, space for fridge freezer, central heating boiler, ceramic tiled floor

### First Floor Landing

Access to loft space, radiator

### Bedroom One

Window to front, radiator

### Bedroom Two

Window to rear, radiator, deep built in wardrobes, wood veneer flooring

### Bathroom/WC

Fitted with a suite comprising low flush w/c, pedestal wash hand basin with mixer taps, panel enclosed bath with mixer taps and shower attachment, fully tiled walls, wood veneer flooring, radiator

### Exterior

#### Front Garden

Paved

#### Rear Garden

Paved, timber shed, side access, personal door to detached garage

### Detached Garage

Up and over door, power and light connected

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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.