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Hammondstreet Road, West Cheshunt | EN7
6PB

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£445,000 | Freehold

TWO BEDROOM semi detached BUNGALOW IN WEST CHESHUNT benefitting from it's own **DETACHED GARAGE** and **TWO RECEPTION ROOMS**. Fully fitted family bathroom, spacious **LOUNGE/DINER**, full width conservatory and off street parking.

Entrance Hall

Front door from the outside

Cloakroom

Low flush w/c, pedestal wash hand basin with mixer taps, heated towel rail

Spacious Lounge/Diner

Twin windows to front, radiator, tv point, attractive fireplace, door to inner hallway

Family Shower Room

Window to side, walk in double shower cubicle, low flush w/c, vanity wash hand basin with cupboard below and mixer taps, fully tiled walls, heated towel rail

Bedroom One

Twin windows to side, radiator

Study

Skylight window, radiator, wood veneer flooring

Attractive Kitchen

Window to side and door to conservatory, 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 taps, plumbing for washing machine and dishwasher, built in double oven and hob, extractor hood, radiator, central heating boiler, island unit, tiled splash backs, wood veneer flooring

Conservatory

Full width conservatory, radiator, French doors to garden, tv point

Bedroom Two

Window to rear, skylight window, radiator

Exterior

Front Garden

Paved, shared driveway leading to detached garage

Garage

Up and over door, power and light connected

Rear Garden

Two patios, laid to lawn, well stocked flower and shrub beds, garden shed



TOTAL FLOOR AREA - 1125 sq.ft. (104.5 sq.m) approx.
 Whilst 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, 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.
 Made with Hesigns 02024

Council Tax | E
 EPC Rating | D

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



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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.