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Longfield Lane, West Cheshunt | EN7 6AN

£419,995 | Freehold

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****WEST CHESHUNT END OF TERRACE****A well presented **THREE BEDROOM FAMILY HOME** with **INTEGRAL GARAGE** and **DRIVEWAY PARKING** close to schools and shops. Other features include **SPACIOUS LOUNGE/DINER**, kitchen, bathroom, **GAS RADIATOR HEATING** and **SOUTH FACING GARDEN**.



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Entrance Porch

Front door from the outside, radiator

Kitchen

Single stainless steel sink unit with mixer taps, further range of base and eye level units, integrated oven, with electric hob and extractor, space for dishwasher and washing machine, built in fridge freezer, ample work surfaces, tiled surrounds, front aspect window

Lounge/Diner

Two radiators, window, sliding doors to rear garden

First Floor Landing

Loft hatch access

Bedroom One

Window to front, radiator

Bedroom Two

Radiator, rear aspect window overlooking garden

Bedroom Three

Radiator, fitted wardrobes with airing cupboard with lag tank, rear aspect window

Bathroom

Comprising panel bath with mixer taps, shower above the bath with shower rail and curtain, fully tiled walls, pedestal wash hand basin, low level w/c, laminate floor, radiator, window

Exterior

Rear Garden

40' approx, attractive raised patio area, area of lawn, mature shrubs, flower boarders, outside lighting, fully fenced, side access

Front Garden

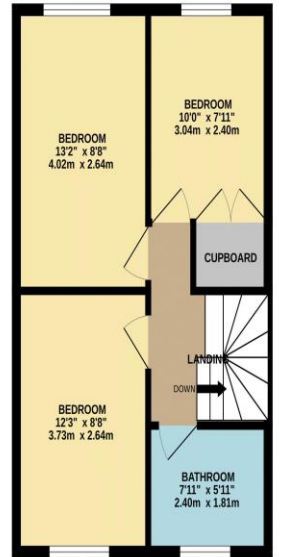
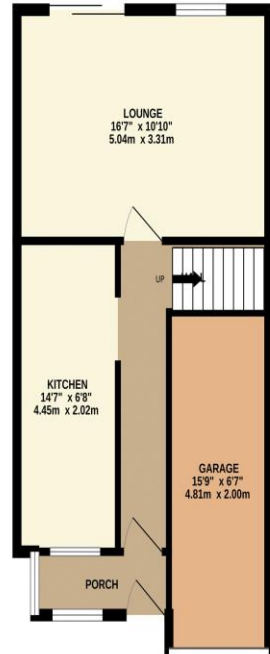
Paved, with driveway parking for multiple cars

Garage

Integral, single length, light and power, up and over door

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 | E

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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.