



Aldermere Avenue, West Cheshunt | EN8 0FF

£375,000 | Freehold

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**** FULLY INTEGRATED KITCHEN, CLOAKROOM & FOUR PIECE BATHROOM / W.C. **** With NHBC warranty, this **RECENTLY BUILT TWO BEDROOM HOUSE** benefits from **CLOAKROOM**, double glazed windows, **AMTICO FLOORING**, gas central heating, **REAR GARDEN** and **ALLOCATED PARKING**.





Entrance

The property is entered via front door to: -

Lounge

Double glazed window to front, stairs to first floor, Amtico flooring, TV aerial point, radiator and door to: -

Inner Lobby

Amtico flooring and doors to: -

Cloakroom

Low level w.c. with push button flush, pedestal wash hand basin with mixer taps, Amtico flooring, tiled splash backs, radiator and extractor fan.

Kitchen/Diner

Double glazed window to rear and UPVC French doors to rear garden, fitted with a range of wall and base units with roll top worksurfaces over, incorporating stainless steel sink unit with mixer taps, integrated oven, gas hob and extractor, dishwasher, washer / dryer and fridge / freezer, Amtico flooring and inset lighting.

First Floor Landing

Access to loft space and doors to: -

Bedroom One

Double glazed window to front, radiator, built-in double wardrobes and airing cupboard.

Bedroom Two

Double glazed window to rear and radiator.

Bathroom / WC

Fitted with a four piece suite comprising low level w.c. with push button flush, pedestal wash hand basin with mixer taps, panel enclosed bath with mixer taps and hand held shower attachment and shower cubicle, Amtico flooring, tiled splash backs, inset lighting and extractor fan.

Exterior

Front Garden

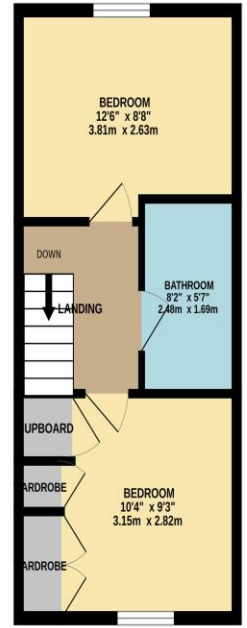
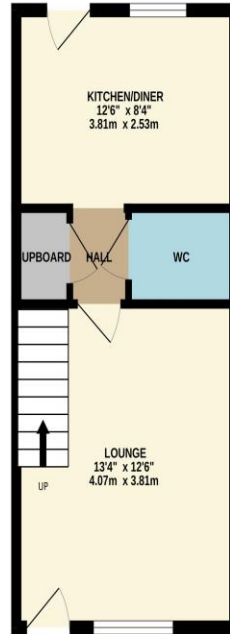
Pathway to front door.

South Facing Rear Garden

Laid to lawn, patio area, side access, outside light and tap, timber shed.

GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA - 650 sq.ft. (60.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Housify Central.

Service Charge	£324 p/a
Council Tax	D
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.