

Smarts Green, West Cheshunt | EN7 6BD

## £409,995 | Freehold

# paulwallace

SOUTH FACING GARDEN & CHAIN FREE this THREE BEDROOM end terrace house in sought after WEST CHESHUNT benefits from a GARAGE EN BLOC, fully fitted kitchen and SEPARATE DINING ROOM. Gas central heating and double glazed windows throughout.







#### **Entrance Porch**

Front door from the outside, door to entrance hallway

#### **Entrance Hall**

Wood flooring, radiator, stairs to first floor

#### Lounge

Walk in bow window to front, radiator, storage cupboard, tv point

#### Dining Room

Wood veneer flooring, French doors to garden, radiator

#### Kitchen

Fitted with a comprehensive range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, new oven and hob with extractor, plumbing for washing machine, space for fridge freezer, wood veneer flooring, window to rear, door to garden, half tiled walls

#### First Floor Landing

Access to loft space, airing cupboard

#### Bedroom One

Window to front, radiator

**Bedroom Two** Window to rear, radiator

Bedroom Three Window to front, radiator

#### Bathroom/WC

Fitted with a suite comprising low flush w/c, pedestal wash hand basin with mixer taps, panel enclosed bath with shower above, heated towel rail

#### Exterior

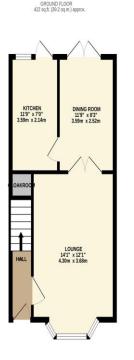
Front Garden

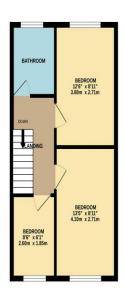
Laid to lawn

#### **Rear Garden**

South facing, patio, remainder laid to lawn, timber shed, side access gate

### Garage





1ST FLOOR 396 sq.ft. (36.8 sq.m.) approx

TOTAL FLOOR AREA: 818 sq.t. (76.0 sq.m.) approx. Iffibit news attemption been make to ensure the accuracy of the torgion contained twer, measurements of doors, welders, news and any other meas are approximate and en emportability insise to the any enviro, constance or end assembling to plants of the attemption of the plants of the end to be also and y any properties particulars. The services, systems and applications show have not texes held and to guarantee and their operating or any other space of the all south of the end texes held and to guarantee and the plants of the end of the space of the end texes held and the guarantee and the space of the all south of the end of the end texes held and the guarantee and the end texes held texes and texes a

Lease Remaining Service Charge Ground Rent Council Tax EPC Rating

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## 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.