



Smarts Green, West Cheshunt | EN7 6BD

£409,995 | Freehold

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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

En-bloc

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and the responsibility is taken by any purchaser or renter. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, symbols and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. (Based on drawings 01/22)

Lease Remaining	
Service Charge	
Ground Rent	
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.