



Spencer Avenue, West Cheshunt | EN7 6RP

£524,000 | Freehold



**CHAIN FREE AND WELL PRESENTED THROUGHOUT – This THREE BEDROOM SEMI DETACHED property benefits from OFF STREET PARKING, SOUTH FACING REAR GARDEN, a SPACIOUS LOUNGE/DINER, fully fitted BATHROOM/WC, gas central heating and double glazed windows throughout.**





**Entrance Hall**

Front door from entrance porch, window to side, radiator, stairs to first floor

**Lounge/Diner**

Window to front, patio doors at rear, two radiators, tv point, attractive fireplace

**Kitchen**

Window to rear and side, door opening to garden, 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, gas and electric cooker points, plumbing for washing machine

**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 panel enclosed bath with mixer taps, vanity wash hand basin with cupboard below and mixer taps, low flush w/c, heated towel rail, fully tiled walls

**Exterior**

**Front Garden**

Own driveway, leading to garage

**Garage**

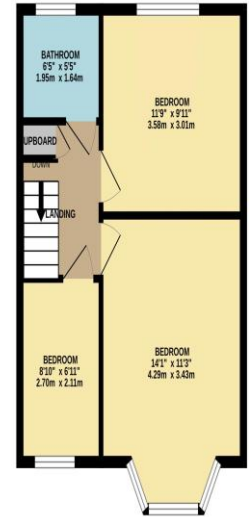
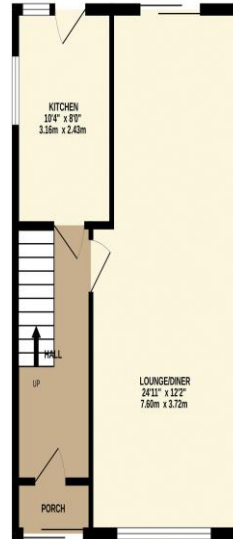
Up and over door, power and light connected

**South Facing Rear Garden**

60' approx, patio, laid to lawn with flower and shrub beds

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.  
While 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 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 | E  
EPC Rating | D

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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.