



Hammondstreet Road, West Cheshunt | EN7 6NX

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£449,995 | Freehold

EXTENDED & PRESENTED TO A HIGH STANDARD THROUGHOUT This THREE BEDROOM SEMI - DETACHED house has AMPLE OFF STREET PARKING and GARAGE also benefitting from APPROX. 45' REAR GARDEN, ground floor cloakroom, LOUNGE & SEPARATE DINING ROOM, gas central heating and SUPERB KITCHEN / BREAKFAST ROOM.





Entrance

The property is entered via part double glazed UPVC door leading to: -

Entrance Hallway

Radiator, stairs to first floor with under stairs storage cupboard, wood veneer flooring, coved ceiling and doors to: -

Cloakroom

Double glazed window to front, low level W.C with push button flush, vanity wash hand basin with mixer tap and cupboard below, wood veneer flooring, coved ceiling.

Dining Room 17' 2" x 10' 5" (5.23m x 3.17m)

Double glazed window to side, radiator, wood veneer flooring, dado rail, coved ceiling and opening to: -

Lounge 16' 8" x 10' 3" (5.08m x 3.12m)

Double glazed window to front, radiator, wood veneer flooring, coved ceiling, three wall lights, attractive fire surround with coal effect gas fire and marble hearth, dado rail.

Kitchen/Breakfast Room 15' 0" x 10' 2" (4.57m x 3.10m)

Double glazed window to rear, double glazed UPVC french doors to rear, fitted with a range of wall and base units with roll top work surfaces over incorporating stainless steel sink with mixer tap, integrated eye level oven, ceramic hob, extractor integrated, microwave, integrated washing machine and dishwasher, vinyl flooring, tiled splash backs, inset lighting, coved ceiling, TV aerial point.

First Floor Landing

Double glazed window to side, access to loft space, coved ceiling and doors leading to: -

Bedroom One 12' 6" x 9' 8" (3.81m x 2.94m)

Double glazed window to rear, radiator, coved ceiling.

Bedroom Two 13' 1" x 9' 2" (3.98m x 2.79m)

Double glazed window to rear, radiator, fitted wardrobes with dresser and recess for bed, coved ceiling.

Bedroom Three 9' 0" x 7' 0" (2.74m x 2.13m)

Double glazed window to front, radiator, coved ceiling.

Bathroom

Double glazed window to rear, fitted with a three piece suite comprising of a low level W.C with push button flush, pedestal wash hand basin with mixer tap, panel enclosed bath with dual hand grips, mixer tap and hand held shower attachments, fully tiled walls, wood veneer flooring, coved ceiling, radiator, dimplex blow heater.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The 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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Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	E
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.