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Hunters Reach, West Cheshunt | EN7 6HQ

Offers in Excess of £370,000 | Freehold

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**\*\*END OF TERRACED HOUSE IN WEST CHESHUNT\*\*** A well presented TWO BEDROOM house with GAS CENTRAL HEATING and DOUBLE GLAZED throughout, features, downstairs CLOAKROOM/WC, good sized LOUNGE/DINER, modern fitted KITCHEN, bathroom, NON-OVERLOOKED GARDEN and PRIVATE PARKING SPACE.



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### Ground Floor Entrance Hall

Front door from outside, laminate flooring and radiator.

### Cloakroom

Low level wc, wash hand basin with cupboard below, tiled splash back, electrical fusebox and double glazed window.

### Lounge/Diner

Laminate flooring, two radiators, stairs to first floor, french doors to garden and rear aspect double glazed window.

### Kitchen

Semi open plan to lounge, single circular stainless steel sink unit with mixer tap, range of base and eye level units, work surfaces, tiled surrounds, integrated stainless steel oven, four ring gas hob with stainless steel extractor above, fridge freezer, washing machine, laminate flooring and front aspect flooring

### First Floor Landing

Loft hatch access and side aspect window

### Bedroom 1

Laminate flooring, over stairs storage cupboard radiator and double glazed window.

### Bedroom 2

Laminate flooring, radiator and window.

### Bathroom

Comprising panelled bath with mixer taps and shower attachment, glass shower screen, fully tiled adjacent walls, pedestal wash hand basin, low level w.c., chrome heated towel rail/radiator, double glazed window.

### Rear Garden

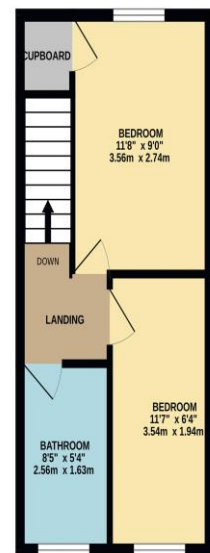
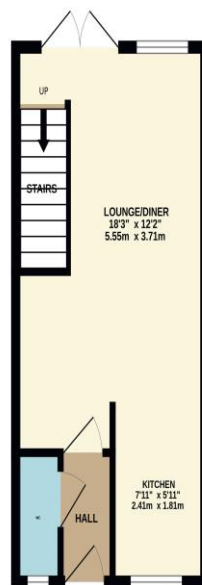
Reasonably non-overlooked, fully fenced, full width patio area, area laid to lawn, mature shrubs and plants, large side access with gate

### Parking Space

Single allocated space.

GROUND FLOOR  
293 sq ft. (27.2 sq.m.) approx.

1ST FLOOR  
293 sq ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq ft. (54.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and the responsibility lies for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, specific and applicable floor plan will be made available to the purchaser as to their quantity or efficacy can be given. (Not an offer) (01992)

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	D
EPC Rating	C

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

[www.paulwallace.co.uk](http://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.