



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



- GAS HEATING
- DOUBLE GLAZING
- EXCELLENT DECORATIVE ORDER
- SUPERB LIVING ROOM
- FITTED KITCHEN
- 2 BEDROOMS
- NEWLY FITTED BATHROOM
- GARAGE WITH OWN DRIVE
- NEAT GARDENS

## HARDY WAY

A most attractive and tastefully modernised and extended semi-detached bungalow situated in a quiet and popular cul-de-sac off Lavender Hill just off The Ridgeway close to Gordon Hill station. The bungalow has been maintained in excellent decorative order with two fine extensions to the kitchen and living room with feature roof domes and offers the following delightful accommodation which really must be inspected to be fully appreciated. Early viewing is a must.

**VIEWING RECOMMENDED!**



**PRICE £569,950 FREEHOLD**

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**Entrance via opaque double glazed door to hall:-**

**Hall:-**

Double glazed window to the side. Coving to the ceiling. Wooden floor. Access to loft space. Hatch with ladder. Storage cupboard. Double radiator. Doors to:-



**Lounge/Diner:- 25' x 10'5 narrowing to 9'3**

Oak glazed door. Coving to the ceiling. Double radiator. Feature fireplace with wooden surround and marble hearth. Double glazed french doors to garden. Roof dome.



**Kitchen/Breakfast Room:- 18' x 10'**

Oak glazed door. Tiled flooring. Inset spotlights. Double glazed window to the side. Double glazed french doors to the garden. Double radiator. Range of fitted wall and base with wooden work surface over incorporated stainless steel sink and drainer with mixer tap. 5 ring gas hob with extractor fan over. Built in electric oven. Space for free standing fridge freezer and plumbing for washing machine. Tiled splash backs. Roof dome.



**Bedroom 1:- 11'10 x 11'7**

Double glazed window to the front. Double radiator. Square basket parquet wooden flooring.



**Bedroom 2:- 10'10 x 9'11**

Double glazed window to the front. Double radiator. Storage cupboard.



**Bathroom:-**

Opaque double glazed window to the side. Tiled flooring. Heated towel rail. Inset spot lights. Tiled walls. Suite comprising pedestal wash hand basin, 'P' shaped shower bath with mixer tap and mixer shower. Concealed cistern wc.

**Detached Garage:- 8'2 x 16'2**

Power and lighting. Up and over door.



**Rear of the property:- 35' approx**

Side access. Outside tap. Outside lights. Patio area remainder to lawn with raised flower beds. Timber shed.

