



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



## DYSONS CLOSE WALTHAM CROSS

**\*\*Chain Free\*\*** A superb opportunity to acquire this semi detached two bedroom bungalow situated in this sought after & popular road backing onto Cedars Park. Benefits include an 85Ft West facing garden, conservatory, ample parking & garage. This delightful property has fantastic potential for someone to put their stamp on it. Located conveniently close to Theobalds Grove BR, local amenities & A10/M25

- Gas Fired Heating
- Kitchen
- 85' Rear Garden
- Double Glazing
- Two Bedrooms
- Driveway & Garage
- Living Room
- Conservatory
- Chain Free

### £379,995 FREEHOLD

**VIEWING RECOMMENDED!**



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ  
email: [cheshunt@jrpropertieservices.co.uk](mailto:cheshunt@jrpropertieservices.co.uk)

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### Entrance

UPVC Double glazed entrance door with side windows to:-

### Lobby

Laminate wooden floor. Coving to ceiling. Glazed door to living room. door to:-

### Utility Room

Opaque double glazed window to side. Plumbing for washing machine. Work surface and fitted cupboard.

### Living Room

19'9 x 10'10 (6.02m x 3.30m)

Coving to ceiling. Wall lights. Laminate wooden floor. Double glazed window to front. Built in cupboard housing immersion cylinder. Door to inner lobby. Door to:-



### Kitchen

9'11 x 9'1 (3.02m x 2.77m)

Double glazed window to side. Opaque double glazed door to side of property. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Built in Stainless steel front oven with hob and pull out extractor over. Space for fridge/freezer.



### Inner Lobby

Built in cupboard housing meters. Access to loft space. Cupboard housing gas fired warm air heating system. Doors to:

**Bedroom 1**

11'2 x 10'6 (3.40m x 3.20m)

Double glazed window to rear. Coving to ceiling.



**Bedroom 2**

13'6 x 8'2 (4.11m x 2.49m)

Laminate wooden floor. Coving to ceiling. Open planned to:-



**Conservatory**

10'7 x 9'6 (3.23m x 2.90m)

Double glazed. Laminate wooden floor. French doors to garden.





### Bathroom

Opaque double glazed window to side. Inset spotlights to ceiling. Part tiled walls. Suite comprising low flush WC, pedestal wash hand basin, panel bath with mixer tap.



### Front

Longer than average front garden laid to lawn with shrub and flower boards.

### Garden

approx 85' (approx 25.91m)

West facing & backing on to Cedars Park. Mainly laid to lawn with shrub and flower borders. Patio area. Courtesy door to garage.



### Parking

Very long own driveway that runs along the side of the house and leads up to garage, providing ample parking and potential space for Caravan/Motorhome etc

### Garage

17'4 x 9' (5.28m x 2.74m)

Up & over door.