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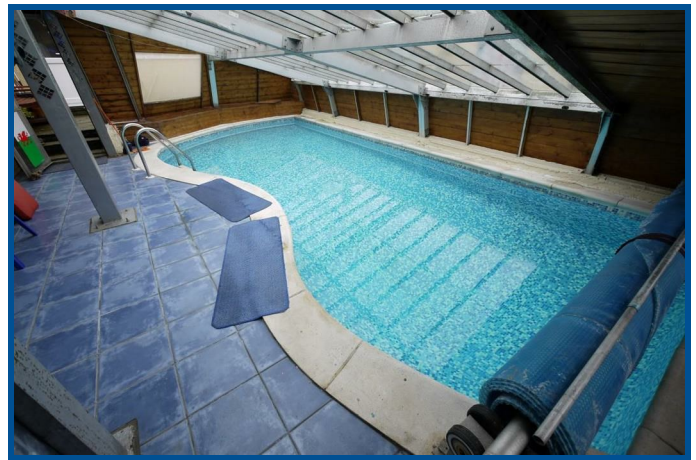
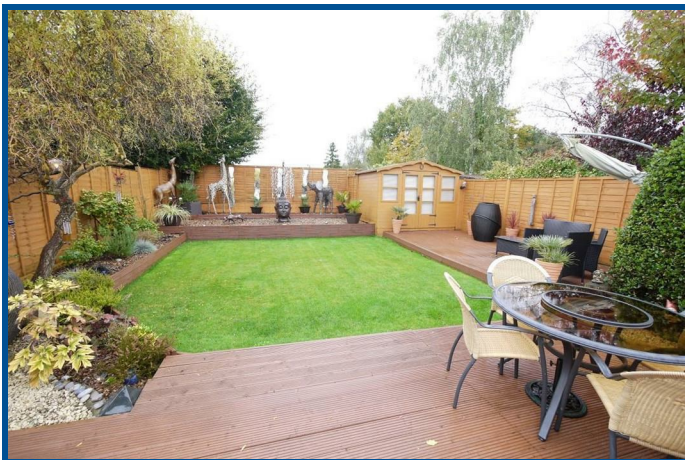


- GAS HEATING
- DOUBLE GLAZING
- CLOAKROOM
- 22' LIVING ROOM
- FITTED KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- UNDER COVER HEATED SWIMMING POOL
- PRIVATE REAR GARDEN
- GARAGE AND EXTRA PARKING

## BEECH AVENUE CREWS HILL

A Double Fronted Detached Bungalow situated in this popular residential road just off Rosewood Drive in the Heart of Crews Hill within easy reach Crews Hill mainline station and Enfield Town with its excellent shopping, school and transport facilities. The M25 is also close by. The bungalow has been maintained in excellent decorative order and offers the following well planned accommodation which really must be inspected to be fully appreciated. It has the benefit of a secluded rear garden and Private Heated Swimming Pool

**VIEWING RECOMMENDED!**



**PRICE £650,000 FREEHOLD**

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email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

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## ENTRANCE PORCH

Ornate double glazed door with lead lighted and stained glass inset to:-

## RECEPTION HALLWAY

Radiator. Laminated wood floor. Coving to the ceiling and access to loft space. Built in storage cupboard.

## CLOAKROOM

White suite Half panelled walls. Low flush wc suite. Wash hand basin. Radiator. Ceramic tiled floor Double glazed window to the front.



## LIVING ROOM 21'7" x 14'0" overall

Laminated wood floor. 2 radiators. Attractive limestone fireplace with fitted gas fire with pebble effect. Dual aspect with high level double glazed windows to the side and double glazed patio doors to the rear garden. Coving to the ceiling.



## FITTED KITCHEN 10'5 x 10'2

Stainless steel inset sink unit with mixer tap and cupboard under. Matching range of floor and wall storage cupboards with ample working surfaces. Part tiled walls to working areas. Oven with ceramic hob and stainless steel canopy and extractor fan over. 2 wall display cabinets with glass doors. Plumbing for dish washing machine. Boiler cupboard housing a Potterton wall mounted gas fired boiler. Radiator. Ceramic tiled floor. Double glazed window to the rear garden. Open plan to rear hall with doors to the cloakroom and rear garden.



### **BEDROOM 1 15'9 x 11'**

Measurement was taken into the lead lighted and double glazed bay window to the front with its attractive stained glass fanlights over. Radiator. Range of free standing wardrobes with sliding doors.



### **BEDROOM 2 12'9 x 10'**

Measurement was taken into the lead lighted and double glazed bay window to the front with its attractive lead lighted and stained glass fan lights over. Radiator



### **BEDROOM 3 9'10 x 7'3**

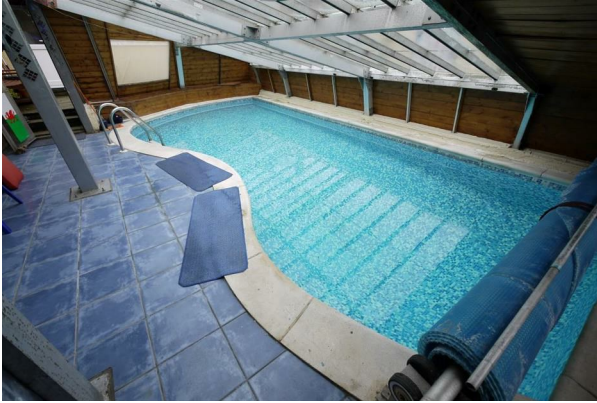
Plus door recess area. Radiator. Range of wardrobes with storage cupboards over. Double glazed window to the side.



### **FAMILY SHOWER ROOM**

Tiled walls and white suite with low flush wc suite. Pedestal wash hand basin with mixer tap. Walk in shower cubicle with fitted power shower. Extractor fan. Inset lighting. Heated towel rail. Ceramic tiled floor. Opaque double glazed window to the side.

## **OUTSIDE**



### **HEATED COVERED SWIMMING POOL**

Refurbished about 3 years ago with electric heating and mosaic tiling. Bar area with fridge freezer and door to the rear garden.

### **GARAGE 19'10 x 11**

Electric light and swimming pool controls. Additional parking spaces and double timber gates to the front. Brick block drive



### **THE GARDENS**

Secluded landscaped and fenced rear garden with patio area and decking. Raised flower borders and lawns. Outside water connection. Summer House with electricity, double doors and windows.