



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



FRANKLIN AVENUE CHESHUNT

An extended three bedroom end of terrace house offering good family accommodation, featuring a 90ft South facing rear garden, workshop & rear kitchen extension. Situated to the West of Cheshunt, close to local schools & within easy reach of transport links & amenities. Early viewing recommended to save disappointment.

- Double Glazing & Gas Heating
- Kitchen
- Three Bedrooms
- Living Room
- Bathroom
- 90ft South facing Garden
- Dining Room
- Shower Room/WC
- Driveway

£350,000 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertieservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertieservices.co.uk

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact.'



Entrance

Opaque glazed entrance door to:-

Lobby

Ceramic tiled floor. Double radiator. Stairs to first floor. Doors to:-

Bathroom

Opaque double glazed window to side. Radiator. Ceramic tiled floor. Part tiled walls. Suite comprising;- low flush wc, pedestal wash hand basin and a panel bath.



Living Room

17'7 x 13'10 narrowing to 10'8 (5.36m x 4.22m narrowing to 3.25m)
Leaded light double glazed window to front. Laminate wooden floor.
Double radiator. Fireplace with electric fire. Fitted cupboards on housing the meters. Door to:-



Dining Room

12'4 x 8' (3.76m x 2.44m)
Cupboard under stairs housing gas meter. Double radiator.
Laminate wooden floor. Open planned to:-



Kitchen

16'3 x 8'5 (4.95m x 2.57m)
Double glazed window to rear. Ceramic tiled floor. Wall and base fitted units with rolled edge work surfaces over. Wall mounted gas boiler. Built in oven. Gas hob. Plumbing for washing machine. Space for integrated fridge freezer.



Landing

Access to loft space. Fitted cupboard. Doors to:-



Bedroom 1

11'8 x 10'5 (3.56m x 3.18m)

Double glazed window to rear. Double radiator.



Bedroom 2

10'10 x 8'9 plus door recess (3.30m x 2.67m plus door recess)

Double glazed window to front. Double radiator.



Bedroom 3

8'7 x 7'10 (2.62m x 2.39m)

Leaded light double glazed window to front. Double radiator.



Shower Room

Radiator. Low flush wc, wall mounted wash hand basin, tiled enclosed shower cubicle. Part tiled walls. Extractor fan.



Garden

approx 90ft (approx 27.43mft)
South Facing. Crazy paved patio. Laid lawn. Shrub and flower borders. Pond. Side pedestrian access.



Workshop

15'9 x 9'6 (4.80m x 2.90m)
Glazed windows. Power and lighting.



Storage Shed

9'10 x 8'6 (3.00m x 2.59m)