



Cheshunt: Tel: 01992 621116

[www.jrpropertieservices.co.uk](http://www.jrpropertieservices.co.uk)

Cuffley: Tel: 01707 872111



## HAMMONDSTREET ROAD CHESHUNT

A greatly improved & well presented three bedroom semi detached house resting on a elevated position in this popular area in West Cheshunt. The property benefits from a rear conservatory, secluded rear garden, garage & ample parking. Located close to local schools & within easy reach of either Cuffley or Cheshunt train station, A10/M25 & shopping facilities.

- Double Glazing & Gas Heating
- Three Bedrooms
- Conservatory
- Secluded Rear Garden
- Lounge
- Ground floor WC
- Garage
- Kitchen/Dining Room
- Refitted Bathroom
- Driveway

**£389,995 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)

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

Composite entrance door with opaque double glazed windows to sides to:-

### Hallway

Stairs to first floor with storage cupboard under. Double radiator. Coving to ceiling. Laminate wooden floor. Doors to:-



### Ground floor WC

Opaque double glazed window to side. Radiator. Tiled effect flooring. Low flush WC. Wash hand basin with mixer tap and cupboard under.



### Kitchen/Breakfast Room

15'5 x 9'8  
Leaded light double glazed window to front. Double radiator. Tiled effect laminate flooring. Inset spotlights to ceiling. Cupboard housing boiler. Range of wall and base fitted units with work surfaces over incorporating stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for fridge freezer. Built in double oven. Ceramic hob with extractor fan over. Tiled splash backs. Integrated dishwasher. Door to:-



### Lounge

15'10 x 11'6  
Leaded light double glazed window to rear. Double radiator. Feature fireplace. Coving to ceiling. Leaded light double glazed French doors to:-



### Conservatory

16' x 8'1  
Double glazed. Laminate wooden floor. Radiator. Wall lights. Double glazed French doors to garden.



### Landing

Opaque double glazed window to side. Coving to ceiling. Access to loft space. Radiator. Airing cupboard housing immersion cylinder. Doors to:-

### Bedroom 1

11'1 x 9'10  
Leaded light double glazed window to front. Radiator. Mirror fronted fitted wardrobes. Coving to ceiling.



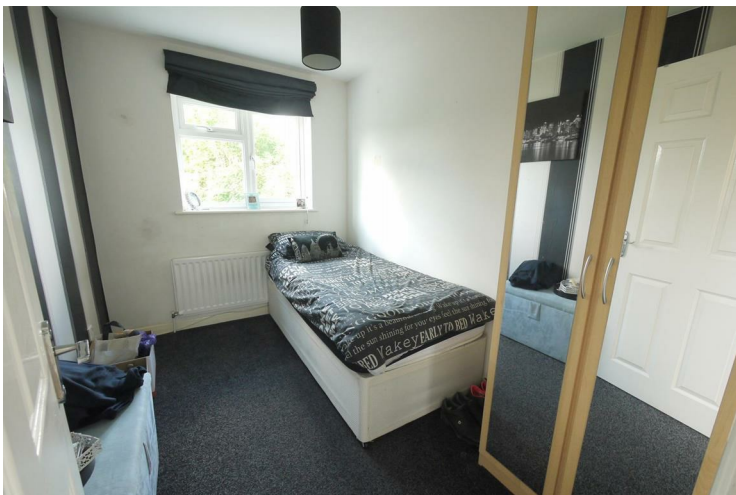
## Bedroom 2

12'10 x 9'11 into door recess,  
Double glazed window to rear. Radiator.



## Bedroom 3

9'11 x 7'2  
Double glazed window to rear. Radiator.



## Bathroom

Opaque leaded light double glazed window to front.  
Chrome towel radiator. Low flush WC. Vanity wash hand basin with mixer tap and cupboard under. Shower bath with mixer tap and shower over. Inset spot lights to ceiling. Tiled effect laminate floor. Extensively tiled walls.



## Exterior

### Front

Large block paved driveway for several cars. Wall lights. Steps up to entrance porch.

### Garden

approx 65'  
Decking area. Laid lawn. Shrub and flower borders. Side access.



### Garage

16'3 x 9'1  
Up and over door. Power and lighting.