



Cheshunt: Tel: 01992 621116

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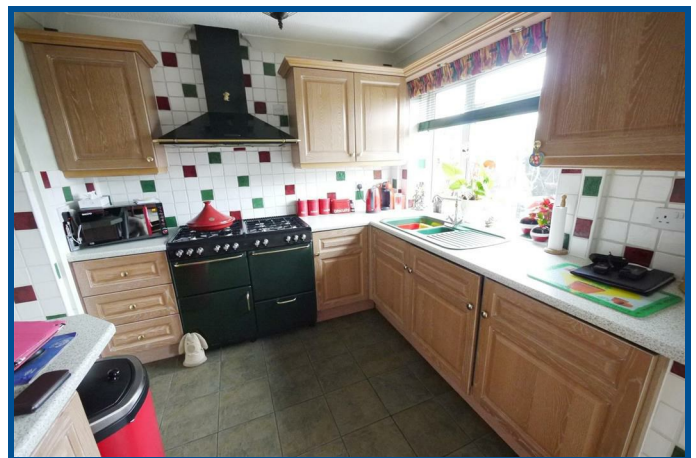
- GAS HEATING AND DOUBLE GLAZING
- 25' LIVING ROOM
- STUDY/FAMILY ROOM
- KITCHEN/BREAKFAST ROOM
- 3 DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM AND EN-SUITE
- OWN FRONTAL DRIVE
- SOUTH FACING REAR GARDEN

## HAMPDEN CRESCENT CHESHUNT

A truly delightful and tastefully extended Semi Detached house arranged on 3 floors . The property is situated in this popular residential road just off Tudor Avenue backing onto School Playing Fields, within easy reach of shops and transport facilities

The house has been maintained in excellent decorative order and offers the following well planned accommodation of which an Early Inspection is strongly recommended.

**VIEWING RECOMMENDED!**



**PRICE £469,950 FREEHOLD**

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**Double Glazed Door to:-**

**Enclosed Storm Porch:-**

Quarry tiled floor. Built in storage cupboard. Ornate double glazed door to:-

**Reception Hallway:-**

Built in storage cupboard beneath the stairs. Radiator. Ceramic tiled floor.



**Living Room:- 25' x 11'7 narrowing to 9'5**

Measurement was taken into the lead lighted and double glazed bay window to the front. Dual aspect room with lead lighted and double glazed casement doors to the rear garden. Radiator with ornate cover. Coving to the ceiling..

**Study/Family Room:- 14' x 8'6 overall**

Lead lighted and double glazed windows to the front. Radiator.



**Kitchen/Breakfast Room:- 20' x 8'9**

Inset bowl and quarter sink unit with mixer tap and cupboards under. Attractive range of Lined Oak matching floor and wall storage cupboards with ample working surfaces. Part tiled walls to working areas. Ceramic tiled floor. Inset lighting and coving to the ceiling. Radiator with ornate cover. Range style cooker with 8 ring gas hobs and extractor fan and canopy over. Double glazed windows and casement doors to the rear garden.



**Breakfast Area:-**

## ON THE FIRST FLOOR:-

### Landing:-

Timber balustrade. Double glazed window to the side. Built in storage cupboard with fitted water softener.



### Family Bathroom:-

White suite comprising enclosed bath with mixer tap and shower. Fitted shower screen. Towel radiator. Vanity wash hand basin with mixer tap and cupboards under. Low flush wc suite. Opaque lead lighted and double glazed window. Inset lighting and extractor fan. Tiled walls and matching ceramic tiled floor.



### Bedroom 1:- 11'2 x 8'10

Radiator. Lead lighted and double glazed windows to the rear. Range of floor to ceiling fitted wardrobes with sliding doors.



### Bedroom 2:- 9'8 x 9'1

Measurement was taken to the front of a range of floor to ceiling fitted wardrobes with mirrored sliding doors. Door recess area leading to Boiler Cupboard housing a Worcester gas fired boiler.

## ON THE SECOND FLOOR:-



**Master Bedroom:- 13'8 x 13'4**

Double glazed skylight window to the front and lead lighted and double glazed windows to the rear. Radiator. Extensive range of fitted wardrobes with matching bedside cabinets and chest of drawers. Inset lighting. Door to:-



**En Suite Shower Room:-**

Double size walk in shower. Towel radiator. Half pedestal wash hand basin with mixer taps. Low flush wc suite. Inset lighting and extractor fan. Ceramic tiled floor and tiled walls. Lead lighted and double glazed windows.

**OUTSIDE:-**

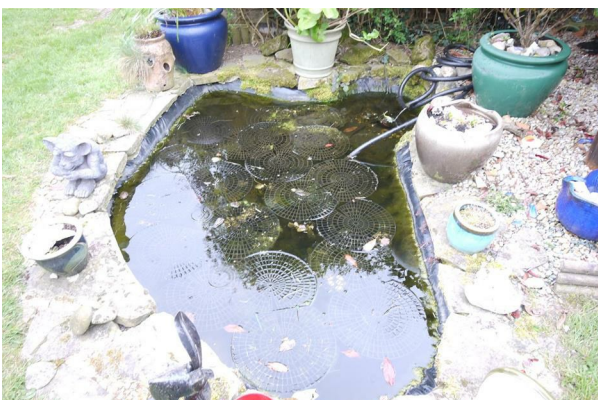
**Own Frontal Drive:-**

Crazy paved and space for 2 cars.



**The Gardens:-**

Semi secluded South Facing rear garden with paved sun terrace leading to lawns and flower borders. Selection of shrubs. Ornamental fish pond. Timber garden shed.



**Ornamental Fish Pond-**



**Rear of Property**



**Terrace**