



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



## CLARENDON ROAD CHESHUNT

A newly decorated three bedroom semi-detached house featuring brand new bathroom, garage, driveway, garden & rear conservatory/utility room. Situated close to the old pond shopping facilities, Cheshunt British Rail, Laura Trott Leisure centre, schools & within easy reach of the A10/M25.

- NEWLY DECORATED
- GAS HEATING
- UPSTAIRS BATHROOM
- BRAND NEW BATHROOM
- DRIVE WAY
- UTILITY ROOM
- GARAGE
- 3 BEDROOMS
- APPROX 32' REAR GARDEN

**£1,500 NULL**

**VIEWING RECOMMENDED!**



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## ENTRANCE

Glazed door to entrance porch. Opaque double glazed windows to side. Opaque double glazed entrance door to:-

## HALL

Radiator. Coving to ceiling. Stairs to first floor with storage cupboard under.



## LIVING ROOM

27'3 into bay x 11'01 max

Two Radiators. Double glazed bay window to front. Coving to ceiling. Ornate ceiling rose. Electric fire and Gas fire. Sliding doors to conservatory.



## KITCHEN

9'5 x 6'11

Range of fitted wall and base units incorporating a stainless steel bowl and drainer with mixer tap. Dual fuel freestanding cooker. Extractor fan. Tiled walls. Opaque door and window to:-



## UTILITY ROOM

6'11 x 6'5

Washing machine. Free standing fridge freezer. Double glazed door and window to the garden.



## CONSERVATORY

9'5 x 6'2

Glazed window to rear. Door to Utility room



## FIRST FLOOR

### LANDING

Access to the loft. Double glazed opaque window to the side. Doors to:-

### BATHROOM

Brand new fitted bathroom. Radiator. Opaque double glazed window to the rear. Extractor fan. coving to ceiling. Suit comprising Low flush WC. Pedastal wash hand basin with tiled splash backs, Panel bath with mixer tap, shower attachment and tiled splash backs.



### BEDROOM 1

15'11 into bay x 9'10 max

Double glazed bay window to the front. Radiator. Coving to ceiling.



### BEDROOM 2

9'11 max x 11'1 max

Double glazed window to the rear, Airing cupboard housing immersion cylinder. Wall hung boiler.



### **BEDROOM 3**

6'11 x 7'1

Double glazed window to the front. Radiator. Built in over stairs storage.



### **OUTSIDE**

#### **REAR GARDEN**

approx 32'

Brick patio areas, remainder laid to lawn with mature flower borders. Gate side access. Rear gate to service road.



#### **GARAGE**

18'

Up and over door, accessed by service road. Door into garden

#### **FRONT**

Brick Driveway with flower borders. Shared side access to rear garden.