



Cheshunt: Tel: 01992 621116

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

Cuffley: Tel: 01707 872111



JR PROPERTY SERVICES 2016

## HOE LANE ENFIELD

A delightful & well proportioned three bedroom terrace house with an open green in close proximity, situated 0.7 Mile walk to Turkey Street British Rail Station & within easy reach of the A10/M25 motorway links. Features an 66ft South Facing Garden, off street parking for two vehicles & three good sized bedrooms.

- Double Glazing
- Ground Floor Bathroom
- Off street parking for 2 cars
- Lounge
- 66ft South Facing Garden
- Close Proximity to British Rail
- Kitchen
- Three good sized bedrooms
- A10/M25 Motorway Links

### £329,995 FREEHOLD

**VIEWING RECOMMENDED!**



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Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertyservices.co.uk](mailto:cuffley@jrpropertyservices.co.uk)

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ  
email: [cheshunt@jrpropertyservices.co.uk](mailto:cheshunt@jrpropertyservices.co.uk)

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### Entrance

Leaded light double glazed composite entrance door with side window to:-

### Lobby

Wall light. Glazed door to:-

### Hallway

Stairs to first floor. Cupboard housing meters. Folding door to:-

### Living Room

14'1 x 13'5 (4.29m x 4.09m)

Double glazed window to front. Gas feature fire (untested). Doors to:-



### Kitchen

11'12 x 10'9 (3.35m x 3.28m)

Double glazed window and door to rear garden. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Ceramic tiled splash backs. Glass display cabinets. Built in double oven with Gas hob and extractor fan over. Plumbing for washing machine. Space for compact tumble drier. Cupboard under stairs with folding door. Door to:-



### Bathroom

Coloured bathroom suite comprising low flush wc, pedestal wash hand basin and panel bath with mixer tap and shower attachment. Extensively tiled walls. Electric towel radiator. Opaque glazed window with extractor fan to rear.



### Landing

Electric storage heater. Doors to:-

### Bedroom 1

17' into recess narrowing to 13'3 x 10'6 (5.18m into recess narrowing to 4.04m x 3.20m)  
Two double glazed windows to front. Fitted/built in wardrobe.



### Bedroom 2

11'8 x 8'11 (3.56m x 2.72m)  
Double glazed window to rear. Access to loft space. Fitted wardrobe/Airing cupboard housing immersion cylinder.



### Bedroom 3

8'8 x 7'8 (2.64m x 2.34m)  
Double glazed window to rear.



### Rear Garden

66' (20.12m)

South facing. Patio area. Water tap. Laid lawn. Shrub and flower borders. Timber shed. Rear access.



### Driveway

Off street parking for two cars.