



Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



GLEN LUCE CHESHUNT

Situated at the end of this sought after cul-de-sac is this contemporary three/four bedroom Town House located at the heart of Cheshunt close to local amenities & Zone 8 British Rail. Features inc a larger then average South Facing Garden with side plot, Parking for four/five cars, Garage, Two reception rooms, two bathrooms & ground floor WC. Viewing highly recommended!

- Huge Scope with potential building plot
- Lounge
- 4th Bedroom/Dining Room
- Double Glazing & Gas Heating
- Ground Floor WC
- Parking for 4/5 Cars Plus Garage
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Larger then average South Facing Garden

£499,995 FREEHOLD

VIEWING RECOMMENDED!



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

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertyservices.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 double glazed metal multi locking entrance door to:-

HALLWAY:

Stairs to first floor with storage cupboard under housing hot water storage unit. Radiator. 'Karndean' wood effect flooring. Mains Smoke detector. Coving to ceiling. Doors to :-



DINING ROOM/BEDROOM 4:

10'9 x 9 (3.28m x 2.74m)

Georgian style double glazed window to front. Double radiator. Coving to ceiling. 'Karndean' wood effect flooring. Extremely versatile room which could be a playroom, bedroom, office, dining room or second lounge.



GROUND FLOOR WC:

Radiator. Low flush wc, pedestal wash hand basin. Inset spotlights to ceiling. Part tiled walls. Extractor fan. 'Karndean' wood effect flooring.



KITCHEN/BREAKFAST ROOM:

15 x 11'1 (4.57m x 3.38m)

Georgian style double glazed window to rear. Double radiator. Attractive range of wall and base units with Granite effect work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap and drainer. Glazed display cabinet. Tiled splash backs. Integrated dishwasher. Plumbing for washing machine. Integrated fridge/freezer. Range style eight burner gas cooker with two electric ovens and electric hob with stainless steel extractor hood over. Storage cupboard housing electric meter and fuse box. Inset spotlights to ceiling. 'Karndean' wood effect flooring. Cupboard housing boiler. Georgian style metal multi point locking double glazed door to rear garden.

**1ST FLOOR LANDING:**

Georgian style double glazed window to front. Radiator. Coving to ceiling. Mains Smoke detector. Stairs to second floor.

LOUNGE:

15 x 13'2 (4.57m x 4.01m)

Two Georgian style double glazed windows to rear. Two Radiators. Laminate wooden floor. Coving to ceiling.

**BEDROOM 3:**

12'5 x 8'10 (3.78m x 2.69m)

Georgian style double glazed window to front. Radiator. Fitted wardrobes.

**2ND FLOOR LANDING:**

Access to part boarded loft space via pull down ladder. Mains Smoke detector. Doors to:-

BEDROOM 1:

13'2 x 12'9 to the front of wardrobes (4.01m x 3.89m to the front of wardrobes)

Two Georgian style double glazed windows to rear. Two radiators. Built-in wardrobes. Door to:-



EN SUITE:

Suite comprising;- tiled enclosed shower cubicle, low level wc and pedestal wash hand basin. Radiator. Part tiled walls. Inset spotlights to ceiling. Extractor fan.



BEDROOM 2:

12 x 9 (3.66m x 2.74m)

Two Georgian style double glazed window to front. Double radiator. Fitted wardrobe and built in cupboard over stairs.



BATHROOM:

Opaque double glazed window to side. Radiator. Suite comprising; - low flush wc, pedestal wash hand basin with mixer tap and panel bath with mixer tap and shower attachment. Part tiled walls. Extractor fan. Inset spotlights to ceiling.



EXTERIOR

REAR GARDEN:

approx 55' x 45' (approx 16.76m x 13.72m)
South facing. Fence enclosed. Mainly laid lawn with gated pedestrian access to side. Indian sand stone patio area. Water tap. Security lighting. Power socket. 12' x 8' Shiplap Pine shed with power and lighting.



DRIVEWAY

Block paved driveway for 4/5 cars



Garage

16'10 x 9' (5.13m x 2.74m)

Up and over door. Power and lighting connected. Loft Storage

Agents Note

The property has a garden plot to side which could be used to extend the property or even for a separate dwelling Subject To Planning Permission.



In accordance with the 1979 Estate Agents Act, we would like to advise all potential purchasers that the Vendor of the above property is a member of staff of J R Property Services.