



Cheshunt: Tel: 01992 621116

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

Cuffley: Tel: 01707 872111



## MEUX CLOSE CHESHUNT

Offered Chain Free is this extended, Spacious & Extremely well presented Four bedroom Detached house. Situated in this pleasant & popular turning in West Cheshunt, Conveniently located close to Primary & Secondary Schools, Country walks and yet within easy reach of Cheshunt/Theobalds Grove British Rail, A10/M25 & shopping facilities. Offered Chain Free

- Double Glazing & Gas Heating
- Refitted Kitchen/Breakfast Room
- En-Suite To Master
- Garage & Driveway
- 26' Living Room
- Ground Floor WC
- Refitted Bathroom
- Dining Room
- Four Good Sized Bedrooms
- West Facing Garden

### £499,995 FREEHOLD

**VIEWING RECOMMENDED!**



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### Entrance Lobby

Ceramic tiled floor. Coving to ceiling. Radiator. Door to hallway. Door to:-

### Ground Floor WC

Opaque double glazed window to front. Ceramic tiled floor. Low flush WC. Wall mounted wash hand basin. Extensively tiled walls in complementary ceramics.



### Hallway

Stairs to first floor. Opaque glazed door to:-

### Living Room

26'2 x 13'11  
Double glazed window to front. Two double radiators. Coving to ceiling. Feature marble fireplace with electric fire. Wall lights. Door to kitchen. Open planned to:-



### Dining Room

13'10 x 10'3  
Double glazed windows to rear. Double glazed French doors to garden. Wall lights. Coving to ceiling. Laminate wooden floor.



### Kitchen/Breakfast Room

28'5 x 8'  
Double glazed window to rear. Opaque double glazed side door to garden. Ceramic tiled floor. Chrome towel radiator. Inset spot lights to ceiling. Range of recently refitted oak fronted wall and base units with granite effect work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Tiled splash backs. Integrated 'Zanussi' washer/dryer and 'AEG' dishwasher. 'Rangemaster' stainless steel front cooker with five gas rings and matching extractor hood over. Cupboard housing fridge freezer.



### Landing

Access to loft space. Doors to:-

### Bedroom 1

16'1 x 10'10  
Double glazed window to front. Radiator. Mirror fronted fitted wardrobes. Coving to ceiling. TV point. Built in walk in wardrobe. Door to:-



### En-Suite

Opaque double glazed window to front. Chrome towel radiator. Extensively tiled walls in complementary ceramics. White suite comprising;- Low flush WC, Pedestal wash hand basin and a enclosed shower cubicle.



### Bedroom 2

10'10 x 10'6

Double glazed window to rear. Laminate wooden floor. Radiator. Coving to ceiling. Built in wardrobe. TV point.



### Bedroom 3

16'11 (into door recess) x 8'2

Double glazed window to front. Radiator. Airing cupboard housing immersion cylinder.



### Bedroom 4

11'3 x 7'6

Double glazed window to rear. Radiator. Coving to ceiling. Laminate wooden floor.



### Bathroom

Opaque double glazed window to side. Chrome towel radiator. Ceramic tiled floor. Extensively walls in complementary ceramics. Recently refitted white suite comprising;- Low flush WC with push flush, pedestal wash hand basin with mixer tap, Shower bath with mixer tap and 'Triton' Electric shower over and fitted glass shower screen.



## Exterior

### Front

Driveway parking for several cars. Laid lawn. Shrub and flower borders. Stepping stone path to entrance storm porch.

### Rear Garden

35'

Two tier garden with laid lawn, shrub and flower borders. West facing. Patio area. Water tap. Security lighting. Timber shed. Side access.



### Integral Garage

17'9 x 8'1

Up and over door. Power and lighting. Wall mounted fuse board. Wall mounted 'Worcester' condensing boiler.