



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



- CONSERVATORY
- DOWNSTAIRS W.C.
- EN-SUITE TO MASTER
- DRIVEWAY FOR 2 CARS
- 5TH BEDROOM / STUDY
- UTILITY ROOM
- LOUNGE
- DINING ROOM
- FAMILY BATHROOM
- CHAIN FREE

WALTERS CLOSE WEST CHESHUNT

A truly delightful and spacious family sized detached 4/5 bedroom house, situated in a quiet cul-de-sac off Shambrook Road in West Cheshunt. Cuffley with its main line station and day to day shops is also close by. The house is being sold with no upward chain and offers the following accommodation with is worthy of early viewing.

VIEWING RECOMMENDED!



PRICE £569,950 FREEHOLD

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

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertieservices.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!'



Lead lighted and double glazed door to:

ENCLOSED STORM PORCH

Quarry tiled floor. lead-lighted and double glazed door to

RECEPTION HALLWAY

Radiator. Coving to ceiling. Fitted dado rail. Doors to:



DOWNSTAIRS CLOAKROOM

Tiled walls. Low flush W.C. Wash hand basin. Radiator. Ceramic tiled floor. Extractor fan



LOUNGE 14'1 x 12'7

Measurement was taken into double glazed bay window. Double radiator. Feature stone fireplace and hearth. Coving to ceiling. Dado rail. Archway to:-



DINING ROOM 9'7 x 8'

Radiator. Coving to ceiling. Dado rail. Double glazed patio doors to conservatory.



KITCHEN 11'10 x 7'11

Bowl and a quarter sink with mixer taps and cupboards under. Range of white fitted floor and wall storage units with worksurface over incorporating split level double oven and 4 ring gas hob with extractor and canopy over. Larder Fridge. Radiator. Lead lighted and double glazed window to the front. Door to:-



UTILITY ROOM 8' x 5'2

Stainless steel sink unit with mixer tap. Plumbing for washing machine. Glow-warm wall mounted gas fired boiler. Storage units. Part Double glazed door to the side way. Radiator



CONSERVATORY 20' x 12'5 narrowing to 8'1

Double glazed casement doors to the rear garden.



STUDY/BEDROOM 5 15'7 x 7'8

Lead lighted and double glazed window to the front. Double radiator. Coving to the ceiling. Fitted wardrobes

ON THE FIRST FLOOR

LANDING

Access to loft space. Fitted double rail



BEDROOM 1 11'1 x 9'1 plus recess area

Range of fitted wardrobes with folding door. Radiator. Double glazed window to the front. Door to:-



EN-SUITE SHOWER ROOM

Double size walk in shower cubicle. Pedestal wash hand basin. Low flush WC. Radiator. Double glazed opaque window to the side. Extractor fan.



BEDROOM 2 8'8 x 6'10

Radiator. Double glazed window to the rear



BEDROOM 3 10'7 x 8'1

Radiator. Double glazed window to the rear



BEDROOM 4 13'2 x 8'1

Radiator. Double glazed window to the front. Wardrobes



FAMILY BATHROOM

Panel bath with mixer taps and hand held shower attachment. Part tiled walls. Low flush WC. Walk in shower cubicle. Pedestal wash hand basin, Opaque double glazed window to the rear. Radiator. Built in airing cupboard house immersion cylinder.

OUTSIDE

OWN BRICK BLOCK DRIVE

With space for 2 cars. Outside water connection. Side gate to the rear.



REAR GARDEN

Laid to lawn with a selection of shrubs. Timber shed.