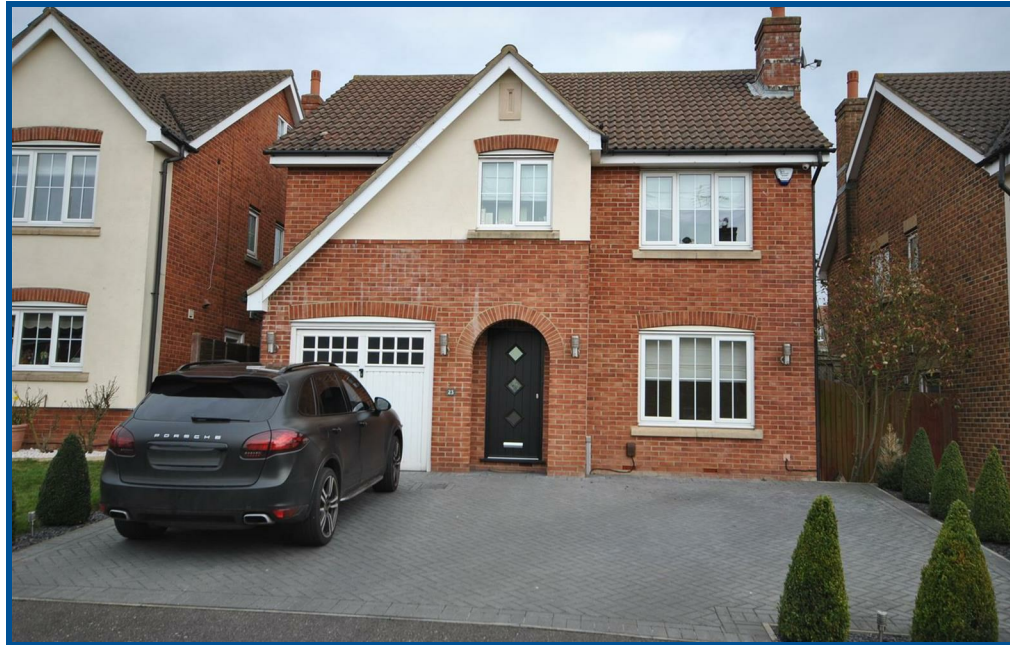




Cheshunt: Tel: 01992 621116

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

Cuffley: Tel: 01707 872111



- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LUXURY FITTED KITCHEN
- CONSERVATORY
- EN-SUITE TO MASTER
- 4 BEDROOMS
- DOWNSTAIRS WC
- FITTED ALARM SYSTEM
- CLOSE TO LOCAL TRANSPORT LINKS
- CHAIN FREE

## WATERCRESS ROAD WEST CHESHUNT

A well presented 4 bedroom detached house situated in this popular residential area, within easy reach of the shopping facilities at Brookfield Farm and close to Cuffley mainline station as well as transport links. The house has been maintained in excellent decorative order and benefits from: Luxury fitted kitchen, Conservatory, Fitted alarm, Gas central heating and double glazing. Offered chain free.

**VIEWING RECOMMENDED!**



**PRICE £635,000 FREEHOLD**

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

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



Covered Entrance porch with Composite front door with three glass panels to entrance hallway.



#### **HALLWAY**

Porcelain tiled flooring, under stairs storage cupboard, inset spot ceiling lighting, decorative balustrade staircase to first floor accommodation, alarm controls, glazed door to kitchen/breakfast room, doors to lounge, study and downstairs cloakroom.

#### **CLOAKROOM**

Low flush, touch flush wc, wash stand with ceramic bowl with mono mixer tap, ladder radiator, Travertine tiled walls and flooring.



#### **KITCHEN/BREAKFAST ROOM 25'7 x 11'10**

Luxury fitted kitchen with full range of Oak fitted wall and base units with granite work tops, inset stainless steel sink unit with mono mixer tap, tiled splashbacks, double oven, 5 ring gas hob, extractor above, integrated dishwasher, integrated fridge/freezer, draw units, inset spot ceiling lights, coved cornice to ceiling, Porcelain tiled flooring, 2 x double radiators, deep Bay window to rear with doors to garden, dining area with patio doors to Conservatory.







### **LOUNGE 15'3 x 10'7**

Double glazed window to front, laminate flooring with under floor heating, wall light points, surround sound with inset ceiling speakers, coved cornicing to ceiling, wall mounted TV point, chrome light switches and power points.

### **UTILITY ROOM 8'3 x 7'2**

Stainless steel sink unit with cupboards below, radiator, gas boiler, door to garden.



### **CONSERVATORY 9'3 x 6'3**

UPVC double glazed construction with patio doors to garden, laminate flooring, sun blinds, power points.

### **STUDY (converted garage) 8'6 x 7'4**

Wood flooring, telephone point, power points.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Access to loft space, fitted carpet, airing cupboard, doors to accommodation.



### **MASTER BEDROOM 18'3 x 11'6**

Double glazed windows to front, laminate flooring, coved cornicing to ceiling, dressing area with recess for vanity units, fitted wardrobes, double radiator, power points, door to en suite.



### EN SUITE

White suite comprising corner shower, vanity wash hand basin, low flush wc, fully tiled Travertine walls and flooring, ladder radiator, frosted double glazed window to rear.



### BEDROOM TWO 13'5 x 9'8



### BEDROOM THREE 9'3 x 8'3

Double glazed window to rear, coved cornice to ceiling, laminate flooring, coved cornice to ceiling, radiator, power points.



### BEDROOM FOUR 8'9 x 8'3

Double glazed window to rear, radiator, fitted carpet, spot lights, power points.

## EXTERIOR



### **REAR**

Approx 45ft garden with paved patio area and pathway to rear decking area with slate boarders, outside lighting, outside water tap, side pedestrian access, timber shed to sideway.

### **FRONT**

GARAGE – Converted to study. Driveway with Block paviments with parking for 3 cars.