



Cheshunt: Tel: 01992 621116

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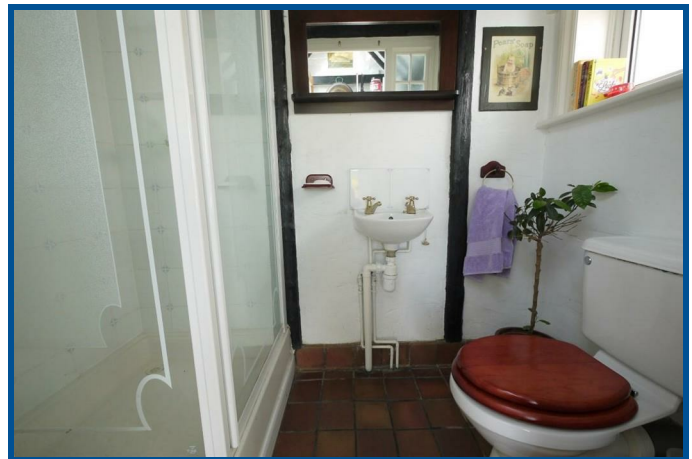
PONSBOURNE PARK NEWGATE STREET

A charming end of terrace Victorian cottage which provides some lovely traditional features and is situated in a beautiful idyllic peaceful setting which stands within the old grounds of the former country estate of Ponsbourne Manor. Local shops, Schools and restaurants.

- OIL FIRED HEATING
- LOUNGE
- LOFT ROOM
- OFF ST PARKING
- DOUBLE GLAZING
- KITCHEN BREAKFAST ROOM OPEN PLANNED TO FAMILY
- FAMILY BATHROOM
- DOWNSTAIRS SHOWER ROOM
- 4 BEDROOMS WITH EN-SUITE TO MAIN
- GENEROUS SIZED GARDEN WITH STUNNING VIEWS ACROSS OPEN COUNTRYSIDE

£625,000 FREEHOLD

VIEWING RECOMMENDED!



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Entrance via double glazed door with attractive lead-lighted glass inserts to:-

RECEPTION HALLWAY:-

Radiator. Stairs to first floor. Quarry tiled flooring

DOWNSTAIRS SHOWER ROOM:-

Double glazed opaque window to the front. Walk in tiled shower cubicle with a wall mounted shower unit. Low flush WC. Wash hand basin. Quarry tiled flooring. Ornate beamed ceiling.



UTILITY ROOM:-

Double glazed window to the side. Velux window to the rear. A range of cream fronted storage units with fitted worktops and tiled splashbacks. Butler sink with mixer tap and cupboard under. Fitted washing machine, free standing fridge/freezer. Quarry tiled flooring. Beamed ceiling. Door to:-



KITCHEN BREAKFAST ROOM:-

13'10 x 11'10

Double glazed window and door to the side with access in garden with a double glazed glass roof .A range of country styled cream fronted floor and wall storage units with fitted worktops incorporating a breakfast bar. Butler sink with cupboard under . Integral fridge and Dishwasher. Fitted. 'Belling' range cooker with electric oven and grill with ceramic hob and tiled splashbacks. Quarry tiled flooring. Double glazed door to small courtyard area. Open planned to:-



FAMILY/DINING ROOM:-

20'4 x 15'4 narrowing to 12'

Double glazed window to the front. Two radiators. Under stairs storage cupboard. An attractive Adam styled fire surround with ornate cast iron insert with painted tiles and tiled hearth. Built in storage cupboard with fitted shelves above. Additional brick built fireplace with a fitted log effect fire. Laminated wood flooring.



LOUNGE:-

20'9 x 10'01

A lovely bright dual aspect room with Double glazed windows to the front and rear and double glazed casement doors to the side with access into rear garden . Two radiators. Brick built inset fireplace with an ornate beamed mantel and stone hearth.



ON THE FIRST FLOOR

BEDROOM 1:-

12' x 10'4

Double glazed window to the front. Radiator. Fitted cast iron fireplace. Door to:-



EN-SUITE SHOWER ROOM:-

Walk in tiled shower cubicle with a wall mounted shower unit. Mirror fronted Storage cupboard/wardrobe. Inset lighting.



BEDROOM 2:-

10'4 x 9'10

A bright dual aspect room with double glazed windows to the front and side, offering beautiful views over garden and open countryside. Radiator.



BEDROOM 3:-

9'11 x 9'10

Dual aspect with double glazed windows to the side and rear, offering beautiful views over garden and open countryside. Radiator.



BEDROOM 4:-

7'04 x 7'01

Double glazed window to the rear. Radiator.

FAMILY BATHROOM:-

10'04 x 7'10

Double glazed window to the rear. Radiator. Enclosed panelled bath with mixer tap and hand held shower attachment. Vanity unit with wash hand basin and tiled splashbacks with cupboard under and fitted shelves above. High flush toilet. Panelled walls. Fitted cast iron fireplace.



LOFT ROOM:-

13'08 x 9'10

Velux window to side. Radiator.

OUTSIDE

A beautiful mature garden offering views across open countryside . Large patio area, leading to lawn area with a good selection of trees, shrubs and flower borders. Access to front garden with mature shrubs, flower borders and lawn area. Gravel area for off street parking for Approx. two cars. Detached large workshop/storage area.



