



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



MAGNOLIA WAY WEST CHESHUNT

An attractive modern 4 bedroom detached property overlooking the New River. Situated to the West of Cheshunt and within easy reach of Brookfield Farm Shopping Centre the property has the added benefits of an NHBC warranty, a Detached Garage, Utility room, Ground Floor WC, En-Suite Shower. Ideal for A10/M25 road links and local schooling. Chain Free

- DETACHED
- NHBC WARRANTY
- ENSUITE
- 4 BEDROOMS
- GROUND FLOOR WC
- GARAGE
- RIVER VIEW
- UTILITY
- REAR GARDEN

£499,950 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
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Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
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FRONT

Fully stocked flower beds. Pathway to canopied front door.

HALL

Stairs to first floor. Doors to:-

LIVING ROOM

19'10 x 11'4 (6.05m x 3.45m)

Double glazed French doors to rear. Double glazed window to front. Feature fireplace.



KITCHEN DINER

19'10 x 11'8 (6.05m x 3.56m)

Double glazed window and door to rear garden. Double glazed window to front. Range of wall and base fitted units. Built in double oven. Stainless steel sink and drainer unit with mixer tap. Gas hob with stainless steel extractor over. Built in fridge freezer. Integrated dishwasher. Inset spotlights to ceiling.



UTILITY ROOM

Double Glazed door to garden. Wooden flooring. Base fitted cupboards with rolled edge work surface over incorporating a stainless steel sink with mixer tap and drainer. Integrated washing machine Extractor. Built in cupboard.



GROUND FLOOR WC

Radiator. Low level WC. Pedestal wash hand basin.



BEDROOM 1

11'6 x 10'11 (3.51m x 3.33m)

Double glazed window to front. Radiator.



EN-SUITE

Opaque double glazed window to rear. White suite comprising enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap. Chrome towel radiator. Part tiled walls.



BEDROOM 2

9'6 x 8'9 (2.90m x 2.67m)

Double glazed window to rear. Radiator.



BEDROOM 3

9'10 x 7'8 (3.00m x 2.34m)

Double glazed window to front. Radiator.



BEDROOM 4

8'6 x 8'1 (2.59m x 2.46m)

Double glazed window to rear. Radiator.



FAMILY BATHROOM

Opaque double glazed window. Panel bath, low level WC, pedestal wash hand basin with mixer tap, enclosed shower cubicle. Part tiled walls.



REAR GARDEN

35 x 32 (10.67m x 9.75m)

Mainly laid to lawn with shrub and flower borders. patio area.



GARAGE

17'5 x 9'0 (5.31m x 2.74m)

Brick built with up and over door.



