



Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



FRIERN CLOSE WEST CHESHUNT

A nicely arranged Family Sized Detached House built only a few years ago situated in a cul-de-sac of similar styled house within easy reach of Shops, Schools and Transport facilities. Local Country Walks and open Countryside is also close by.

- GAS HEATING
- STUDY
- DINING ROOM
- PRIVATE SOUTH FACING REAR GARDEN
- DOUBLE GLAZING
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- ATTRACTIVE LOUNGE
- DETACHED GARAGE WITH EXTRA PARKING

PRICE £699,000 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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ENTRANCE PORCH

Feature double glazed and frosted glass door to:-

RECEPTION HALLWAY

Double glazed frosted window to the side. Ceramic tiled floor. Coving to the ceiling and inset lighting to both skirting board and ceiling. Slimline radiator. Stairs to the first floor with timber balustrade and storage cupboard beneath.

CLOAKROOM

White suite comprising low flush wc suite. Wash hand basin with mixer taps. Opaque double glazed window to the side. Coving to the ceiling and inset lighting. Extractor fan. Ceramic tiled floor and contrasting half tiled walls. Slimline radiator.

STUDY 9'8 x 9'8

Feature double glazed oriel bay window to the front. Slimline Radiators. Coving to ceiling. Inset lighting.

UTILITY ROOM

Range of floor and wall storage units with work surfaces over. Stainless steel sink unit with mixer taps and cupboards under. Space and plumbing for washing machine and tumble dryer. Mosaic tiled flooring. Inset lighting. Coving to the ceiling. Double glazed window and door to the side access.



LIVING ROOM 17'3 x 16

Walnut veneered floor. Coving to the ceiling and inset lighting. Slimline radiator. Feature raised stone fireplace fitted with a gas fire with pebble effect. Dual aspect room with double glazed window to the side and double glazed casement doors to the rear Garden. Double doors to the Hallway and open planned to:-



DINING ROOM 15'2 x 11'1

Walnut veneered floor. Dual aspect with double glazed windows to the side and double glazed casement doors to the rear Garden. Slimline radiator. Personal door to the Hallway and open planned to:-



KITCHEN/BREAKFAST ROOM 15'1 x 13'2

Dual aspect room with double glazed windows to the front and to the side. Attractive custom built and designed pale blue matching floor and wall storage cupboards with ample Blue Pearl granite working surfaces with room lighting. 'Franke' inset bowl and half sink unit with mixer taps and waste disposal unit with cupboards under. Split level 'Miele' oven and microwave and 5 ring gas hob and griddle with stainless steel canopy and extractor fan over. Breakfast Bar with granite working surface. Inset lighting. Mosaic ceramic tiled floor. Boiler cupboard housing a 'Glow-worm' wall mounted gas fired boiler.

ON THE FIRST FLOOR

LANDING

Double glazed window to the side. Feature timber balustrade. Built-in airing cupboard.



BEDROOM 1 15' x 13'

Slimline radiator. Double glazed window to the front. Inset lighting and coving to the ceiling. Range of built-in wardrobe cupboards. Door to:-



EN-SUITE SHOWER ROOM

Ceramic tiled floor with contrasting tiled walls. Wash hand basin. Low flush wc suite. Double sized walk-in shower cubicle. Opaque double glazed window to the side. Extractor fan. Electric shaver point.



BEDROOM 2 14' x 12'4

Coving to the ceiling and inset lighting. Slimline radiator. Double glazed windows to the front. Double sized built-in wardrobe cupboards.



EN-SUITE SHOWER ROOM

Ceramic tiled floor with contrasting tiled walls. Wash hand basin. Low flush wc suite. Double sized walk-in shower cubicle. Opaque double glazed window to the side. Extractor fan. Electric shaver point. Upright radiator.

MASTER BEDROOM 13'9 x 13'10

Double glazed windows to the front with some outstanding views. Slimline radiator. Coving to the ceiling and inset lighting. Double built-in wardrobe cupboard and separate built-in storage cupboard. Door to:-

EN-SUITE SHOWER ROOM

Ceramic tiled floor and contrasting tiled walls. Wash hand basin with mixer taps. Low flush wc suite. Double sized walk-in shower cubicle. Extractor fan. Opaque double glazed windows. Inset lighting. Slimline radiator.



BEDROOM 4 15'4 x 11'1 maximum measurement.

Slimline radiator. Double glazed windows to the rear with some outstanding views. Coving to the ceiling and inset lighting. Double sized walk-in wardrobe cupboard.



FAMILY BATHROOM

Ceramic tiled floor and contrasting tiled walls. Tiled enclosed 'Vitra' bath with mixer taps and hand held shower attachment. Wash hand basin. Low flush wc suite. Extractor fan. Electric shaver point. Inset lighting. Opaque double glazed window to the side. Upright radiator.

ON THE SECOND FLOOR

SMALL LANDING

Double glazed window to the side. Timber balustrade. Inset lighting.



BEDROOM 5/OFFICE 19'7 x 13'4

Feature cathedral ceiling with inset lighting. Triple aspect room with double glazed skylight windows to the front, side and to the rear. Laminated polished wood floor. Two radiators. Built-in eaves storage cupboard 8'4 x 4'4 with sloping roof and laminated polished wood floor.

OUTSIDE

DETACHED GARAGE

Electric up and over door with extra parking spaces. Loft storage space. Electric light and power. Security flood lights on sensors.



THE GARDENS

Most attractive South Facing and nicely secluded rear Garden with decking area with concealed lighting leading to lawns and flower borders. Fitted water irrigation system. Garden lights and power points. Stainless steel water feature. Barbeque area with arbour over. Timber gates to both sides of the house to the front Garden. Security flood light on sensor.