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JR PROPERTY SERVICES 2016

NORTHWOOD CLOSE WEST CHESHUNT

Chain Free! Situated at the end of a cul-de-sac is this well presented three bedroom semi detached house with larger than average rear garden & own driveway parking. The property has a side plot that had planning permission approved which has now lapsed, for a double side and single rear extension. Located to West of Cheshunt within easy reach of Schools, Brookfield Farm shopping facilities & both Cheshunt & Cuffley British Rail. An early viewing is recommended to save disappointment!

- Gas Heating
- Refitted Kitchen/Dining Room
- Larger Than Average Garden
- Huge Scope For Extending
- Double Glazing
- Three Bedrooms
- Driveway Parking
- Living Room
- Bathroom
- Chain Free

£419,995 FREEHOLD

VIEWING RECOMMENDED!



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Entrance

Opaque leaded light entrance door to:-

Lobby

Cupboard understairs housing meters. Glazed multi pane door to:-

Living Room

19'1 x 14'7 (5.82m x 4.45m)

Leaded light double glazed bay window to front. Radiator. Dado rail. Coving to ceiling. Wall lights. Radiator with decorative cover. Stairs to first floor. Glazed multi pane door to:-



Kitchen/Dining Room

14'6 x 11'1 (4.42m x 3.38m)

Leaded light double glazed window to rear. Double glazed leaded light door to garden. Radiator. Ceramic tiled floor. Coving to ceiling. Refitted kitchen comprising wall and base fitted Cherry wood effect units with slate effect rolled edge work surfaces over incorporating a round stainless steel sink with mixer tap and matching drainer. Ceramic tiled splash backs. Plumbing and spaces for was washing machine and integrated dishwasher. Integrated fridge/freezer. Electric oven. Gas four burner hob with stainless steel extractor fan over. Cupboard housing recently fitted Vaillant gas fired boiler.



Landing

Access to loft space. Leaded light double glazed window to side. Doors to:-



Bedroom 1

14'9 x 8' (4.50m x 2.44m)
Leaded light double glazed window to front. Radiator. Dado rail. Coving to ceiling.



Bedroom 2

13'5 x 8' (4.09m x 2.44m)
Leaded light double glazed window to rear. Coving to ceiling. Dado rail.



Bedroom 3

10' x 6'3 (3.05m x 1.91m)
Leaded light double glazed window to rear. Radiator. Dado rail. Coving to ceiling.



Bathroom

Opaque double glazed window to front. Radiator. Built in airing cupboard housing immersion cylinder. Suite comprising low flush wc, pedestal wash hand basin and a panelled bath with mixer tap.



Rear Garden

approx 57' x 48' (approx 17.37m x 14.63m)
Larger than average garden with spacious decking area. Laid lawn, raised shrub and flower borders. Water tap. Lighting. Two timber sheds.



Driveway Parking

Own driveway for at least two cars and potential for more.

Planning Permission and Potential

Planning permission was passed in October 2008 for a two storey side and single storey rear extension. Broxbourne planning department reference 7/0630/08/HF/WOL