

## **FERNEY ROAD, WEST CHESHUNT EN7**



**RARELY ON THE MARKET THIS STUNNING GENEROUS FOUR BEDROOM FAMILY HOME, Situated within this POPULAR & SOUGHT AFTER DEVELOPMENT. The Plot itself Wonderfully Located with Views to Mature Trees, Beyond Green Fields OFFERING SPACIOUS FAMILY ACCOMMODATION THROUGHOUT, Featuring Two En-Suites, Additional Two Wash Rooms, Two Receptions plus Kitchen-Family Dining Family Area, Own Driveway Leading to Garage-Utility Area. EXCELLENT OPPORTUNITY.**

**The Family Home also features, HIGH STANDARD SPECIFICATIONS & FITTINGS THROUGHOUT, LANDSCAPED GARDEN, UPVC Double Glazed Windows, Gas Central Heating. Also having Further Scope (Subject To Planning Permissions) in extending into the Loft Area or Garage Creating Further Family Living For Multiple Families. VIEWINGS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT - STUNNING PLOT..!**

**OFFERS IN EXCESS OF: £850,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via composite door leading into reception hallway.

### RECEPTION HALLWAY:

19' 0" x 7' 0" (5.79m x 2.13m - Narrowing to 3'5)

Feature Style Parquet Flooring, spot lighting, gas central heating, steel radiators, doors leading to lounge, kitchen-dinning area, ground floor cloakroom, garage & stairs to first floor landing.

### GROUND FLOOR CLOAKROOM-WC:

Feature Parquet Style Flooring, radiator, wash hand basin, low wc & UPVC double glazed window to side aspect.

### LOUNGE-RECEPTION ONE:

17' 10" x 11' 0" (5.44m x 3.35m Into Bay)

Laminated flooring, steel vertical radiator with additional radiator, Sash Style UPVC double glazed windows to front aspect, TV point, coving to ceiling, double doors leading into Family Room-Reception Two.

### DINING ROOM-RECEPTION TWO:

12' 5" x 10' 0" (3.78m x 3.05m)

Laminated flooring, coving to ceiling, steel radiator, sliding UPVC double glazed doors leading into the rear garden & door leading into the kitchen-dining area.

### KITCHEN-DINING AREA:

14' 0" x 13' 0" (4.27m x 3.96m)

Fitted kitchen to base & eye level units, rolled edged worktop surfaces, one and a half bowl sink unit with mixer taps, built-in gas hob with extractor fan above, built-in fridge, built-in freezer, built-in dish washer, partly tiled walls, tiled flooring, spotlighting, radiator UPVC double glazed window to rear aspect & double glazed door leading to rear garden.

### FIRST FLOOR LANDING:

7' 0" x 6' 0" (2.13m x 1.83m)

Spacious landing, UPVC double glazed window to side aspect, built-in cupboard access to loft area, doors to all bedrooms & family bathroom.

### MASTER BEDROOM:

15' 0" x 11' 0" (4.57m x 3.35m)

Feature Sash Style UPVC double glazed windows to front aspect, radiator, fitted wardrobes, coving to ceiling, laminated flooring &

door leading to the master en-suite.

### EN-SUITE:

8' 0" x 5' 0" (2.44m x 1.52m - Narrowing to 2'10)

Comprising walk-in double cubicle with mixer taps-head mixer. low flush wc, wash basin, combining built-in cupboards & lighting & UPVC Sash Style double glazed window to front aspect.

### BEDROOM TWO:

13' 5" x 11' 0" (4.09m x 3.35m - Narrowing to 8'0)

L-Shaped Room, built-in wardrobes, laminated flooring, coving to ceiling, steel radiator, UPVC double glazed window to rear aspect & door to en-suite.

### EN-SUITE:

Modern fitted suite to high specifications & fittings, walk-in shower, low flush. wc, wash basin with mixer taps, tiled walls, tiled flooring, spot lighting, chrome radiator & UPVC double glazed window to side aspect.

### BEDROOM THREE:

10' 5" x 8' 5" (3.17m x 2.57m)

Laminated flooring, coving to ceiling, steel radiator & UPVC double glazed window to rear aspect.

### BEDROOM FOUR:

10' 0" x 5' 0" (3.05m x 1.52m)

Laminated flooring, steel radiator, built-in wardrobe, coving to ceiling & UPVC double glazed window to rear aspect.

### FAMILY BATHROOM:

8' 0" x 5' 5" (2.44m x 1.65m)

In Our opinion Finished to High Specifications & Standard, featuring lighting, mutual colours, tiling to floor & walls, low flush wc, feature panelled bath with mixer taps & shower attachments, wash hand basin with mixer taps, spot lighting & UPVC double glazed window to aspect.

### EXTERIOR:

### FRONT:

In Our Opinion Secluded front gardens with view to mature trees & green areas with own driveway leading to garage parking for a number of vehicles & side pedestrian access leading to the rear wonderful elevation to views.

## IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

# FERNEY ROAD, WEST CHESHUNT, EN7

## REAR:

Nicely Presented Landscaped Garden, raised flower borders to sleepers & brick built borders, mature trees-shrubs borders, patio area, exterior tap with exterior lighting & side pedestrian access.

## GARAGE:

15' 0" x 8' 0" (4.57m x 2.44m)

Incorporating utility areas, plumbed for washing machine, built-in cupboards, wall mounted gas boiler & open access to garage space. In Our Opinion (Subject To Planning-Building Regulations) This space ideal bedroom-reception or workroom space.

## ADDITIONAL-COMMENTS-NOTES:

The Property In Our Opinion is Situated within The Most Sought After Plot with Views to Front Elevation of Trees, Green Space & Private and Offering Generous Family Accommodation Throughout & Further Scope (Subject To Planning & Building Regulations) in Further Expanding the Living Space. We Highly Recommend Viewings To Truly Avoid Disappointment.

## ADDITIONAL INFORMATION:

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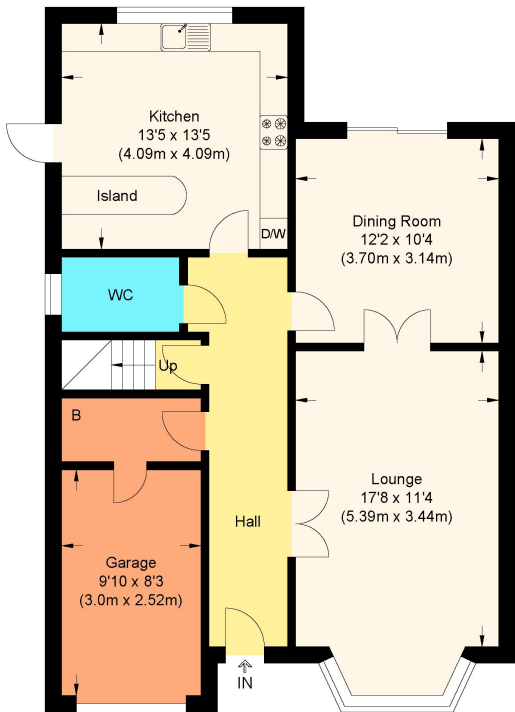
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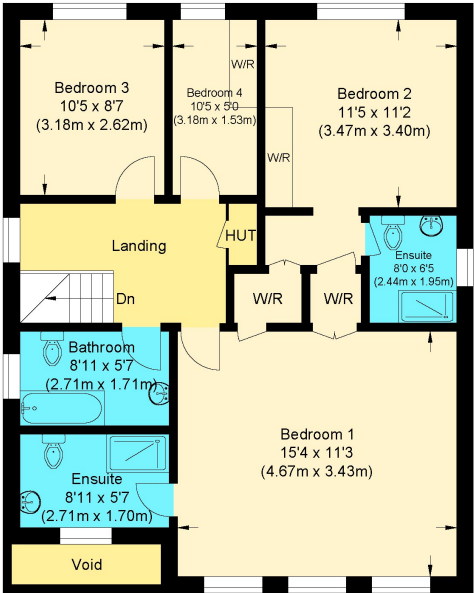
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# FERNEY ROAD, WEST CHESHUNT, EN7



Ground Floor



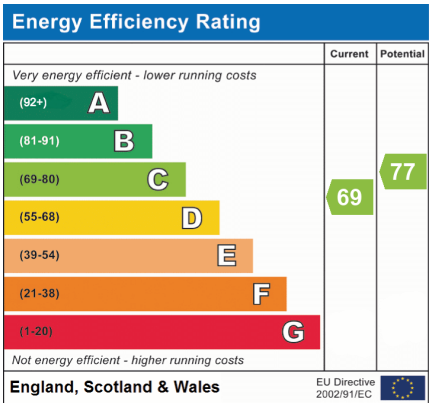
First Floor

## Ferney Road Cheshunt, EN7 6XP

Approximate Gross Internal Floor Area : 162.90 sq m / 1753.44 sq ft  
(Including Garage)

Garage Area : 10.30 sq m / 110.86 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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