

## PRIORY GATE, CHESHUNT EN8



**EXCELLENT OPPORTUNITY..! THREE BEDROOM LINK DETACHED FAMILY HOME SITUATED On This POPULAR & SOUGHT AFTER DESIRABLE THOMAS ROCHFORD DEVELOPMENT. Further Scope (STPP) Extending to the Ground Floor and into the Loft Area Creating a Generous Sizeable Family Home.**

**Highly Desirable Thomas Rochford Development (Subject To Planning & Building Regulations) Extending to the Ground Floor Area in Creating a Sizable Kitchen Family Space & Creating A Master Bedroom with En-Suite within the LOFT AREA. The Property is Maintained to an Excellent Decorative Order Throughout by the Vendors. Features of Fitted Kitchen Units, Landscaped & Paved Gardens, Family Conservatory, Ground Floor Wc, Own Driveway for a Number of Vehicle's & Leading to Garage. VIEWINGS HIGHLY RECOMMENDED.**

**Situated within this NO THROUGH RESIDENTIALTURNING within access to the Park Lands to the LEE VALLEY REGIONAL PARK Popular with Families, Cyclist, Joggers, Walkers & Fishing Enthusiasts with Trails along the River Lee. Also the Nearby BROOKFIELD FARM RETAIL PARK with its High Street Supermarkets & Retailers, Coffee Bars & Gym also Nearby Schooling. Contact Church's Sales to Avoid Disappointment..!**

**OFFERS IN EXCESS OF £500,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Partly glazed upvc double glazed door leading into the reception hallway.

### RECEPTION HALLWAY:

6' 0" x 3' 5" (1.83m x 1.04m)

Door to ground floor wc-toilet & additional door leading into the lounge.

### GROUND FLOOR - WC:

Low flush wc, wash basin, radiator & upvc double glazed window to aspect.

### LOUNGE:

15' 4" x 11' 8" (4.67m x 3.56m)

Feature coal effect gas fire, to fire mantle & marble surround & access leading into the kitchen-diner.

### KITCHEN-DINER:

14' 0" x 12' 0" (4.27m x 3.66m L-Shaped)

Fitted kitchen units to base & eye level with display cabinets, worktop surfaces, built-in gas hob with extractor fan above, built-in electric oven, plumbed for washing machine, tiled splash back to worktop surfaces, spot lighting, stainless steel sink unit with mixer taps, radiator, dual aspect upvc double glazed windows & sliding double glazed doors leading into the conservatory. In our opinion the kitchen is in excellent order throughout.

### CONSERVATORY:

16' 0" x 9' 10" (4.88m x 3.00m)

Half bricked base with upvc double glazed windows & sliding door opening onto the rear patio area & gardens.

### FIRST FLOOR LANDING:

9' 0" x 4' 10" (2.74m x 1.47m)

Radiator, access to loft area, upvc double glazed window to aspect, spot lighting, coving to ceiling & doors to bedrooms & shower room.

### BEDROOM ONE:

11' 2" x 9' 0" (3.40m x 2.74m)

Fitted wardrobes & cupboards with additional; built-in cupboards, coving to ceiling, radiator & upvc double glazed window to front aspect.

### BEDROOM TWO:

9' 10" x 9' 0" (3.00m x 2.74m)

Fitted wardrobes & cupboards, radiator & upvc double glazed window to rear aspect.

### BEDROOM THREE:

8' 10" x 5' 0" (2.69m x 1.52m)

Radiator, coving to ceiling & upvc double glazed window to front aspect.

### FAMILY SHOWER ROOM:

Comprising double walk-in cubicle with mixer taps & head, low flush wc, wash basin with mixer taps & cupboards under, tiled walls, heated towel rail, extractor fan & upvc double glazed window to rear aspect.

### EXTERIOR:

#### FRONT:

In Our Opinion Nicely Presented, block paving & feature raised border & feature shingled circular, side pedestrian access & off street for a number of parking & leading to garage.

#### REAR:

In Our Opinion Nicely Presented Landscaped Gardens with paved patio area leading onto the lawn, shingled-stoned borders, exterior tap & shed.

### GARAGE:

16' 0" x 8' 0" (4.88m x 2.44m)

Power points, lighting & up & over door. the garage having scope (Subject To Planning & Building Regulation) to be connected into additional reception-bedroom.

#### 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**

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## ADDITIONAL NOTES:

Located on this Sought After Development being the Thomas Rochford Development Turnford Hall Village. In Our Opinion For Many Years been Desirable For Families looking for long term Family Home situated to the nearby Lee Valley Park Lands Fishing Lakes and Walk Path Ways. (Subject To Planning & Building Regulations Permissions) having Further Scope In Creating a Generous Family Kitchen Area and Extending into the Loft Area Creating A Master Bedroom & En-Suite or in Largening the original ground floor footprint to a generous sizable family home. Contact Church's For Immediate Appointment.

Please Note :

\*\*\*The Property is being Marketed Offers In Excess in the Region of & Offers in Excess of £500,000.00\*\*\*

## ADDITIONAL INFORMATION:

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Priory Gate



Special energy checks that help to measure the accuracy of the EPC. They include checking the measurements of doors, windows, rooms and any other parts that are significant and are representative of the area, and/or air movement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or effectiveness.  
Made with MyEnergy 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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