

PRIORY GATE, CHESHUNT EN8



EXCELLENT OPPORTUNITY..! This THREE BEDROOM LINK DETACHED FAMILY HOME SITUATED On This POPULAR & SOUGHT AFTER THOMAS ROCHFORD DEVELOPMENT.

In Our Opinion for many years highly regarded desirable Development, having Further Scope (Subject To Planning & Building Regulations) by Extending to the Ground Area in Creating a Sizable Kitchen Family Space & Loft Area in creating Master Bedroom with En-Suite. The Property has been Maintained in Excellent Decorative Order by the current Vendors. Features Landscaped Paved Gardens, Family Conservatory, Ground Floor Wc, Own Driveway Leading to Garage, Fitted Kitchen-Diner & Shower Room. VIEWINGS HIGHLY RECOMMENDED.

The Property is situated within this NO THROUGH ROAD having access to the LEE VALLEY REGIONAL PARK Popular with Families, Cyclist, Joggers & Walkers with its Trails along the River Lee. Access to nearby BROOKFIELD FARM RETAIL PARK with its High Street Supermarkets & Retailers, Coffee Bars, Gym & Access to Nearby Schooling. Contact Church's to Avoid Disappointment..!

OFFERS IN EXCESS OF £525,000 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.

ADDITIONAL NOTES:

The Development being The Thomas Rochford

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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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Development-Turnford Hall Development. In Our Opinion For Many Years been Sought After & Desirable For Families looking for long term Family Home. The Property (Subject To Planning & Building Regulations Permissions) having Further Scope In Creating a Generous Family Kitchen Area and Extending into the Loft Area in the making of a Master bedroom with En-suite which will in large the original footprint to a generous sizable family home. Contact Church's For Immediate Appointment.

Please Note: *The Property is being Marketed Offers In Excess Of £525,000.00 with a Guide Price between £525,000.00 - £535,00.00*.

ADDITIONAL INFORMATION:

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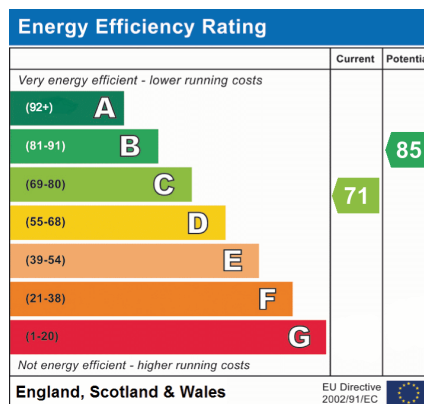
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