

LITTLEBROOK GARDENS, CHESHUNT EN8



****UNIQUE & BESPOKE OPPORTUNITY TO PURCHASE THIS IMPOSING FIVE BEDROOM SPACIOUS FAMILY HOME**** In Our Opinion Situated within THIS ONE OF KIND QUIET & SOUGHT AFTER CUL-DE-SAC. Yet still Offering Access to a Variety of LOCAL AMENITIES, BUS ROUTES & OVER RAIL STATION LEADING to CAMBRIDGE, TOTTENHAM HALE Including UNDER GROUND TUBE Connection for VICTORIA LINE & STRATFORD'S Westfield & LEADING into The City's LONDON'S LIVERPOOL STREET STATION. Early Viewing's Highly Recommended.

The SPECIFICATION & FEATURES which are to many to list - Includes BESPOKE KITCHEN UNITS with FITTED APPLIANCES & GRANITE WORKTOPS, TWO EN-SUITES to Bedrooms with ADDITIONAL FAMILY BATHROOM & SHOWER ROOM to the FIRST FLOOR. Also GRANITE STYLE TILING to GROUND FLOOR, SUN LOUNGE, BESPOKE LANDSCAPED GARDENS with Feature Lighting, Individual BRICK BUILT WALL RAILINGS, DOUBLE GATES TO Ample Parking with Additional Electric Gate Accessing Main Entrance, External Fitted BESPOKE SHUTTERS.

**** In Our Opinion NOT TO BE MISSED ** A WONDERFUL & GENEROUS SIZED FAMILY HOME ** SET IN A ONE OFF LOCATION ** SECLUDED CUL DE SAC ****

OFFERS IN EXCESS OF £875,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION HALLWAY:

31' 5" x 7' 5" (9.58m x 2.26m - Narrowing to 4'0)

Imposing reception entrance hallway with granite style tiled flooring, radiators, feature staircase to first floor landing, spot lighting, entry security access to electric gate, bespoke double doors leading to the lounge & kitchen family room with two bedrooms with en-suite to ground floor, additional; bedrooms to ground floor & to first floor with bathroom.

LOUNGE-RECEPTION:

23' 10" x 15' 0" (7.26m x 4.57m - Narrowing to 13'5)

L-Shaped, feature fire place in marble surround & spot lighting, feature lighting, cornice to ceiling, Bi-folding doors leading & opening to kitchen-family room, upvc double glazed window to front aspect & granite style flooring.

KITCHEN-FAMILY ROOM:

17' 0" x 11' 5" (5.18m x 3.48m)

Bespoke fitted kitchen with granite worktop surfaces & tiled flooring, fitted appliances, spot lighting, display cabinets, radiator, dual sink unit with mixer taps, 6 ring gas hob with glass insert, feature lighting, sky Velux automatic windows, upvc double glazed window to rear aspect & Bi-folding double glazed door opening onto the rear gardens. In our opinion fitted to an excellent specification & standard.

SUN LOUNGE:

13' 0" x 12' 0" (3.96m x 3.66m)

Granite style flooring, spot lighting, radiator, upvc double glazed windows to aspect & double doors to gardens.

MASTER BEDROOM:

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

Granite style flooring, cornice to ceiling, spot lighting, spot lighting to ceiling, Dell entry system, radiator, upvc double glazed window to aspect & door accessing to en-suite.

EN-SUITE:

In Our opinion fitted to an excellent specification-standard, comprising walk-in glass double shower with mixer taps-head, floating wash basin with cupboard under, floating storage cupboard-units, feature hanging lighting, tiled flooring, feature radiator, granite style tiled flooring & upvc double glazed window to rear aspect.

BEDROOM TWO:

12' 0" x 10' 0" (3.66m x 3.05m)

Floor to ceiling fitted wardrobes with bespoke access leading to the en-suite, radiators granite style tiled flooring, double glazed window to front aspect spot lightning and cornice to ceiling.

BEDROOM THREE-STUDY:

12' 0" x 10' 0" (3.66m x 3.05m)

Fitted floor to ceiling wardrobes, granite style tiled flooring, radiator, spot lighting and upvc double glazed window to front aspect.

FAMILY BATHROOM:

13' 0" x 7' 0" (3.96m x 2.13m)

In Our Opinion the family bathroom is fitted to an excellent standard, comprising of corner bathroom with mixer taps & shower attachments, double walk-in pressure style shower cubicle, low flush wc, bidet with mixer taps, wash basin inserted with marble top & cupboards under with feature tiling, granite style tiled flooring, tiled walls, cornice to ceiling, spot lighting, heated towel radiator, double glazed window to rear aspect and shaver point.

FIRST FLOOR LANDING:

Restricted head height, wooden flooring, feature staircase, radiator, Velux window to front aspect, Langton sky window & doors leading to further bedrooms & shower room.

BEDROOM FOUR:

16' 0" x 11' 0" (4.88m x 3.35m)

Restricted head height, wooden flooring, radiator, spot lighting, Velux window to rear aspect & storage to eaves.

BEDROOM FIVE:

16' 0" x 11' 5" (4.88m x 3.48m)

Restricted head height, wooden flooring, spot lighting, Velux window to rear aspect radiator and walk-in wardrobe 7'0 x 11'0.

SHOWER ROOM:

In Our opinion fitted to high specification, comprising low flush wc, bidet, wash basin with mixer taps & cupboards under, walk-in shower cubicle with mixer taps & shower head, tiled walls, tiled flooring, radiator & Velux window to rear aspect.

GARAGE:

14' 0" x 8' 0" (4.27m x 2.44m)

Tied flooring, built-in cupboards housing immersion Mega Flow tank, fuse box, electrics & access to utility room.

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 rely 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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UTILITY ROOM:

16' 0" x 5' 0" (4.88m x 1.52m)

Range of units, worktop surfaces, sink unit with mixer taps, tiled flooring, ceiling window for natural light & upvc double glazed door leading into the rear gardens.

EXTERIOR:

FRONT:

In Our Opinion, The feature paving & feature lighting are to a high standard & imposing including the individual brick built wall with railings, double gated access to garage with ample parking, electric single gate, feature planting & feature spot lighting to the upvc fascia boards & external structures.

REAR:

Landscaped with raised flower bed with mature shrubs, gazebo to barbeque area, exterior tap & lighting.

ADDITIONAL NOTES:

This Stunning and Individual Detached family home which really is not to be missed..! Offering spacious accommodation throughout which in our opinion is ideal occupation for two families and still having generous space throughout. Also having further scope to convert the garage-utility area (subject to the usual planning - building approvals) into a quarters for family members. ***HIGHLY RECOMMENDED..!***

The property is situated within this one off location overlooking a pond and in our opinion scheduled quiet cul de sac yet accessible to a variety of retailers supermarkets bus routes and main rail station leading to Cambridge, Stansted, Tottenham Hale Station allowing access to Stratford's Westfield Centre, Tube Connection and leading into London's Liverpool Street Station in the City of London.

Also Having access to the Popular Lee Valley Regional Parklands, with it's River Lee Trails, which are popular with Cyclist, Walkers, Joggers and Family Walks to the Lee Valley White Water Centre.

Please Note: The Property is being Marketed with Offers In Excess Of & Guide Price Of £875,000.00 - £895,000.00 with Offers In Excess Of £875,000.00.

ADDITIONAL INFORMATION:

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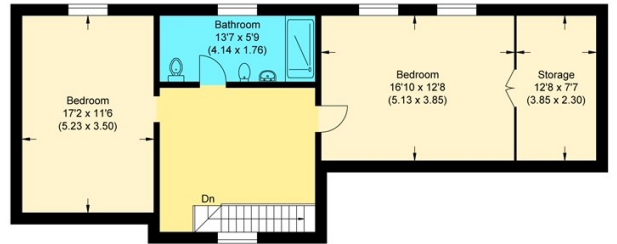
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Ground Floor



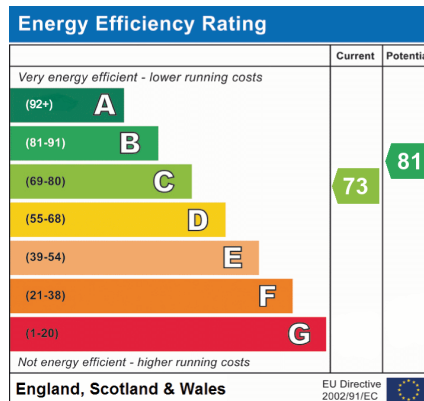
First Floor

Little Park Gardens, EN8 8QQ

Approximate Gross Internal Floor Area : 277.20 sq m / 2983.75 sq ft
(Includes Garage)

Garage : 17.16 sq m / 184.70 sq ft

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



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