

BELTONA GARDENS, CHESHUNT EN8



UNEXPECTEDLY BACK ON THE MARKET..! This EXCELLENT OPPORTUNITY in Purchasing THIS LARGER THAN AVERAGE EXTENDED Double Fronted FAMILY HOME Located within THIS RESIDENTIAL TURNING. Featuring Lounge & Dining Area, Fitted KITCHEN FAMILY ROOM, UTILITY ROOM, Ground Floor Toilet, STUDY-SNUG ROOM & OFF STREET PARKING for a NUMBER OF VEHICLES. Also Benefitting from Newly Fitted UPVC DOUBLE GLAZING, GAS CENTRAL HEATING & WORKSHOP/GARAGE. In Our Opinion An Ideal Purchase for MULTIPLE FAMILY LIVING having FURTHER SCOPE (Subject to the usual Planning-Building Consent Approval) in Extending the Property into the Loft Area in CREATING FURTHER BEDROOMS or MASTER BEDROOM WITH EN-SUITE.

Access to the POPULAR BROOKFIELD FARM SHOPPING COMPLEX with its Multiple High Street Retailers Restaurants, Costa Coffee & Starbucks, M&S Retail Super Market Store & PURE GYM. Also Access to the Nearby HIGH STREET Amenities, Local Schooling For All Ages & Nearest RAIL LINK CHESHUNT RAIL STATION LEADING Into LONDON'S LIVERPOOL STREET STATION.

In Our Opinion The PROPERTY Has Been MAINTAINED In EXCELLENT ORDER THROUGHOUT Hence We Recommend EARLY VIEWINGS to AVOID DISAPPOINTMENT.

GUIDE PRICE £625,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via twin upvc double glazed doors leading into the reception hallway.

RECEPTION HALLWAY:

23' 0" x 5' 0" (7.01m x 1.52m - Narrowing to 3'3) L-Shaped Laminated wooden flooring, radiator, coving to ceiling, high skirting boards, spot lighting, stairs to first floor landing, under stair storage cupboards and access leading to family room-study, ground floor cloakroom, kitchen and lounge.

GROUND FLOOR CLOAKROOM:

Comprising low flush wc, wash basin with chrome mixer taps with cupboards under, coving to ceiling, spot lighting, tiled flooring, heated towel rail and extractor fan.

FAMILY ROOM-STUDY:

20' 0" x 6' 10" (6.10m x 2.08m)
Laminated wooden flooring, radiator, spot lighting, high skirting boards and leaded upvc window to front aspect.

LOUNGE:

26' 0" x 12' 0" (7.92m x 3.66m)
Laminated wooden flooring, rose to ceiling, coving to ceiling, high skirting boards, television point, telephone point, radiators, twin leaded upvc double glazed window to front aspect and access leading into the kitchen/diner.

KITCHEN/DINER:

26' 0" x 10' 5" (7.92m x 3.17m)
Fitted kitchen units to base and eye level with tiled worktop surfaces, display cabinets, corner units, one and a half bowl sink unit with mixer taps and cupboards under, partly tiled walls, tiled flooring, fitted electric hob with extractor above, fitted electric oven, plumbed for dishwasher, high skirting boards, spot lighting, television point, radiator, upvc double glazed window to rear aspect, sliding double glazed door leading into the garden and access leading into the utility room.

UTILITY ROOM:

6' 10" x 6' 5" (2.08m x 1.96m)
Tiled flooring, part tiled walls, matching fitted unit as to

kitchen units, single stainless steel sink unit with mixer taps.

FIRST FLOOR LANDING:

Coving to ceiling, access to loft area, high skirting boards and doors leading to all bedrooms and family bathroom.

BEDROOM ONE:

16' 0" x 14' 0" (4.88m x 4.27m - Narrowing to 10'0) L-Shaped Twin leaded upvc double glazed windows to front aspect, radiator, built-in cupboard and coving to ceiling. (In our opinion STPP* subject to planning permission and building regulations, the possibility of creating additional bedroom or en-suite and walk-in wardrobe).

BEDROOM TWO:

11' 0" x 11' 2" (3.35m x 3.40m)
High skirting boards, coving to ceiling, radiator and upvc double glazed window to rear aspect.

BEDROOM THREE:

10' 0" x 6' 10" (3.05m x 2.08m)
Radiator, high skirting boards, coving to ceiling and upvc double glazed window to rear aspect.

BEDROOM FOUR:

13' 0" x 6' 5" (3.96m x 1.96m)
Radiator, high skirting boards and leaded upvc double glazed window to front aspect.

FAMILY BATHROOM:

Comprising fitted modern bathroom suite of walk-in shower cubicle with chrome mixer taps and shower head, panelled bath with chrome mixer taps and shower attachments, wash hand basin with fitted units and fitted extractor fan, low flush wc, tiled walls, tiled flooring, coving to ceiling, radiator and upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Mainly laid to lawn with path leading to main entrance retaining brick wall and exterior tap point.

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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REAR:

Block paved patio area with path leading to garage, side pedestrian, exterior lighting, exterior power points, exterior tap points and door leading into the workshop combing garage.

WORKSHOP:

22' 0" x 15' 0" (6.71m x 4.57m)

Power points, lighting, electric door, worktop surface with built-in gas hob, window to aspect and internal door to:

GARAGE:

12' 0" x 19' 0" (3.66m x 5.79m)

Power points, lighting, electric door and window to aspect.

ADDITIONAL NOTES:

The property In Our Opinion is an Ideal Purchase for a Large or Growing Family with Further Scope and Options to Increase the Living Accommodation STPP* (Subject to Planning Permission & Building Regulations Into the Loft Area or In Creating Further Rooms & Receptions.

The Property is Located within this Residential Turning having access to Brookfield Farm Shopping Complex with its Multiple Retailers to include Marks & Spencer, Tesco, Boots, River Island, Next, Costa Coffee, JD Sports, & Gym. The Property also having access to Cheshunt's Local Amenities, Schooling For All Ages, College & Public Transport Links including Rail Links Leading Into London's Liverpool Street Station, Cambridgeshire & Hertfordshire.

The Property is being Marketed with The Guide Price & Offers In The Region Of £625,000.00 - £645,000.00.

ADDITIONAL INFORMATION:

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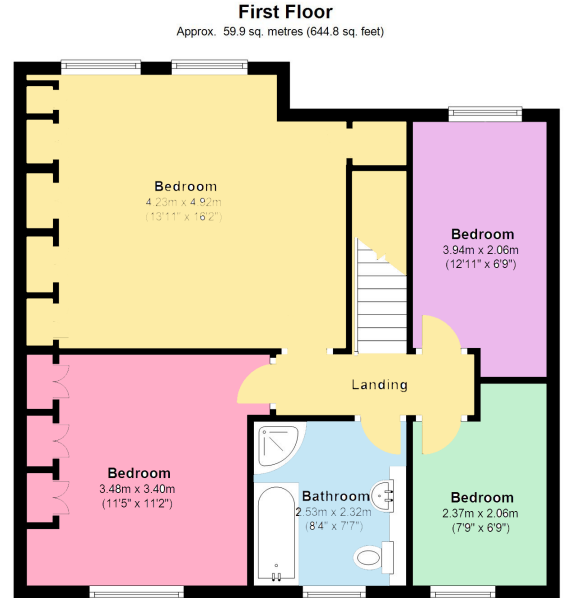
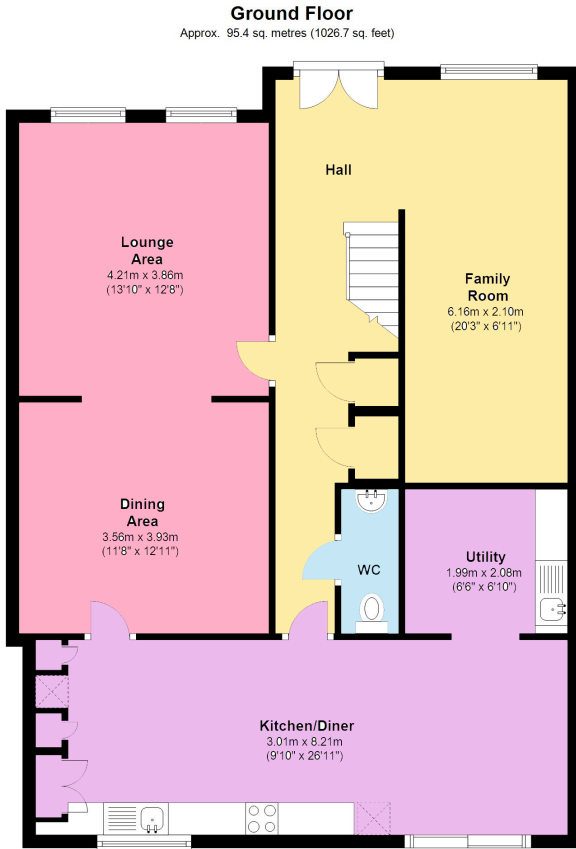
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Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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