

# **MYLNE CLOSE, CHESHUNT** **WALTHAM CROSS, EN8 0PS**

An opportunity to acquire this most spaciouly planned 4 bedroom detached family residence. The property is located in this sought after residential position and being within walking distance to schools and shopping facilities at the renowned Brookfield Farm retail centre with High Street names. Transport links by road or rail are excellent, with the A10 and M25 nearby and the British Rail Station of Cheshunt (terminating at Liverpool Street) is approximately one mile away offering a fast connection to the city and journey time of approximately 25 minutes.

West Cheshunt is surrounded by undulating countryside and thousands of acres of beautiful park land and open space.

Broxbourne golf course is within easy reach, leisure activities are plentiful with sports centres, health clubs, and swimming pools are all located within close proximity.



## **GROUND FLOOR**

**ENTRANCE HALL** Carpet, radiator, staircase, doors to:

**CLOAKROOM** Carpet, pedestal wash hand basin, low flush WC, radiator.



**RECEPTION 1** 3.60m x 5.50m (11' 10" x 18' 1")

Carpet, coving to ceiling, fireplace, powerpoints, double glazed window to front aspect.



**RECEPTION 2** 3.60m x 3.30m (11' 10" x 10' 10")

Carpet, coving to ceiling, radiator, powerpoints, double glazed door to rear garden.



**RECEPTION 3** 2.50m x 3.60m (8' 2" x 11' 10")

Carpet, radiator, double glazed window to rear aspect, powerpoints.



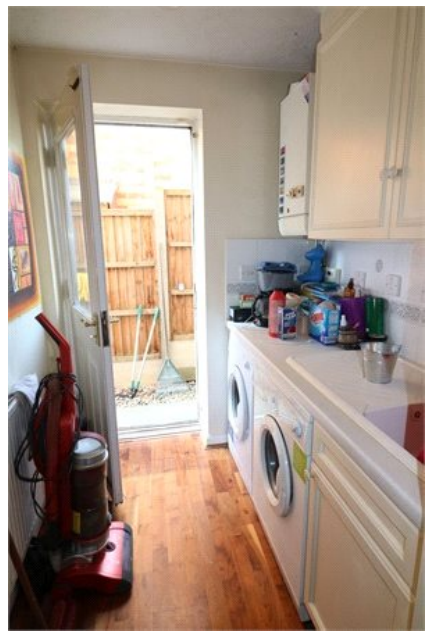
**KITCHEN** 3.80m x 3.20m (12' 6" x 10' 6")

A range of wall and base units, inset stainless steel sink, space and plumbing for a fridge, integrated dish washer, double oven & hobs, coving to ceiling, spotlights.



**UTILITY ROOM** 2.70m x 1.70m (8' 10" x 5' 7")

Wall and base units, space and plumbing for washing machine, storage cupboard, radiator, door to garden and garage.



## **FIRST FLOOR**

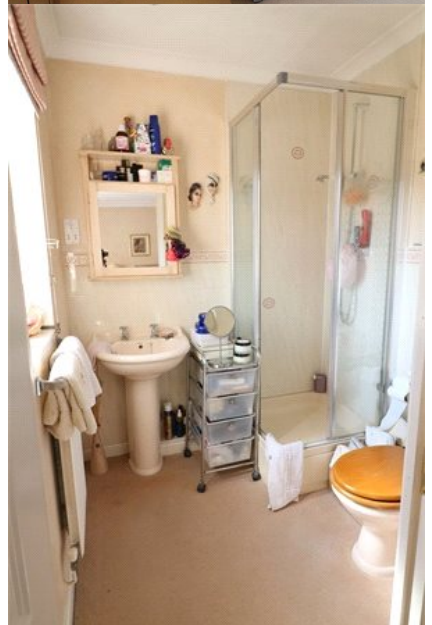
**FIRST FLOOR LANDING** Carpet, loft access, storage cupboard, radiator.

**BEDROOM 1** 4.00m x 3.60m (13' 1" x 11' 10")

Carpet, fitted wardrobes, powerpoints, coving to ceiling, door to:



**EN-SUITE** Low flush WC, pedestal wash hand basin, shower cubicle, tiled walls, coving to ceiling, spotlights, double glazed window to front aspect.



**BEDROOM 2** 4.30m x 4.00m (14' 1" x 13' 1")

Carpet, fitted wardrobes, radiator, powerpoints, double glazed window to front aspect.





**BEDROOM 3** 3.10m x 3.30m (10' 2" x 10' 10")

Carpet, fitted wardrobes, radiator, powerpoints, double glazed window to rear aspect.



**BEDROOM 4** 2.80m x 4.00m (9' 2" x 13' 1")

Carpet, fitted wardrobes, radiator, powerpoints, double glazed window to rear aspect.



**BATHROOM** Low flush WC, pedestal wash hand basin, square panel bath, tiled walls, shower cubicle, double glazed window to rear aspect.



## **EXTERIOR**

**GARDEN** Side pedestrian access, patio & lawn area.



**GARAGE** 4.60m x 5.30m (15' 1" x 17' 5")  
Up and over door, powerpoints.

**PRICE:**

**£735,000**

**FREEHOLD**