

HADDESTOKE GATE, THOMAS ROCHFORD DEVELOPMENT, CHESHUNT EN8



EXCELLENT OPPORTUNITY..! FOR SALE THIS TWO BEDROOM END OF TERRACE PROPERTY SITUATED within THIS POPULAR & SOUGHT AFTER DEVELOPMENT Featuring Conservatory, Double glazing, Gas Central Heating, Ground Floor WC & Garage to the Rear with SPACIOUS LIVING ACCOMMODATION THROUGHOUT. OFFERED CHAIN FREE.

The Property is LOCATED within THIS CUL-DE-SAC having access to LEE VALLEY REGIONAL PARKLANDS, POPULAR with WALKERS, JOGGERS, CYCLIST & FAMILY WALKS with its many routes along the RIVER LEE. Also access to Local Schooling For all Ages & Shopping Facilities to the Nearby POPULAR BROOKFIELD FARM SHOPPING COMPLEX, PURE GYM, RESTAURANTS & COFFEE BARS. VIEWING HIGHLY RECOMMENDED..!

OFFERS IN EXCESS OF: £400,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via upvc door leading into reception hallway.

RECEPTION HALLWAY:

Stairs to first floor landing, under stair cupboard, doors to lounge, kitchen & cloakroom.

CLOAKROOM:

Comprising low flush wc, wash basin, radiator and upvc double glazed window to aspect.

KITCHEN:

9' 10" x 6' 5" (3.00m x 1.96m)
Range of units fitted to vase & eye level with built-in hob, oven & extractor hood, plumbed for washing machine, stainless steel sink unit with mixer taps, wall mounted Combi gas boiler servicing domestic hot water & gas central heating, partly tiled walls and upvc double glazed window to rear aspect.

LOUNGE:

12' 10" x 12' 0" (3.91m x 3.66m)
TV point, radiator, coving to ceiling, upvc double glazed window to front aspect & sliding door leading into the conservatory.

CONSERVATORY:

10' 0" x 9' 10" (3.05m x 3.00m)
Pitched style roof, radiator, laminated flooring & upvc double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

Access to the loft area, upvc double glazed window to front aspect, radiator & door to bedrooms and bathroom.

BEDROOM ONE:

13' 0" x 8' 10" (3.96m x 2.69m)
Radiator & upvc double glazed window to front aspect.

BEDROOM TWO:

9' 10" x 8' 0" (3.00m x 2.44m)
Built-in cupboards, radiator and upvc double glazed window to rear aspect.

BATHROOM:

6' 0" x 5' 10" (1.83m x 1.78m)
Comprising panelled bath with mixer taps and shower attachments, low flush wc, pedestal wash basin, radiator, partly tiled walls, shaver point & upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

External storage cupboard & access leading to the side gate leading to the rear gardens.

REAR:

Patio area mainly laid to lawn, exterior tap & door leading directly into the garage.

GARAGE:

16' 0" x 8' 0" (4.88m x 2.44m)
The garage being pitched roof, up & over door and power.

ADDITIONAL NOTES:

In Our Opinion The Property is An Ideal Buy for First Time Purchasing or Parties wanting to Downsize, Located within this Sought After Development for many years. Now having access to the The Popular Lee Valley Regional Park, Schooling For All Ages, College & The Popular Retail Park know as Brookfield Farm with its Marks & Spencer, Tesco, Boots, JD Sports, Pure Gym, Costa, Starbucks & Restaurants.

ADDITIONAL INFORMATION:

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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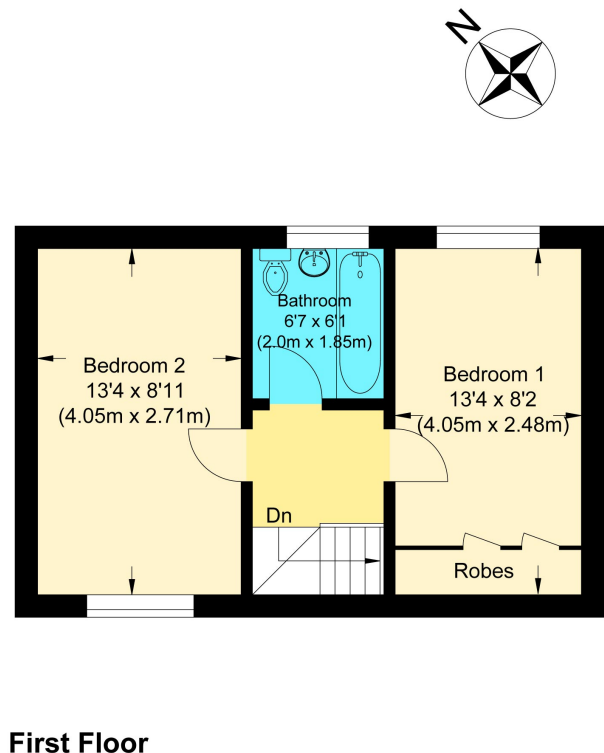
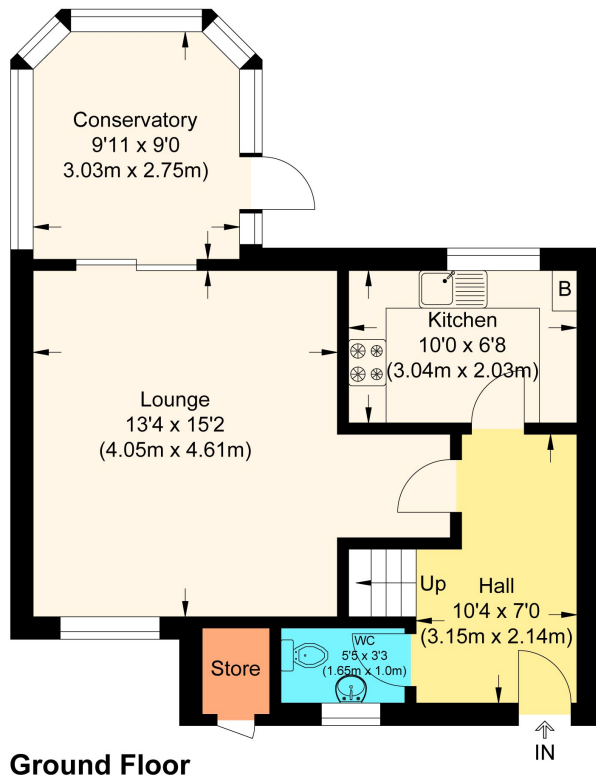
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Haddestoke Gate, EN8 0XJ

Approximate Gross Internal Floor Area : 81.10 sq m / 872.95 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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