

## WHITEFIELDS ROAD, WEST CHESHUNT EN8



**THIS GENEROUS SIZED FIVE BEDROOM FAMILY HOME. In Our Opinion NICELY PRESENTED THROUGHOUT with HIGH SPECIFICATIONS, Fitted MODERN FAMILY ROOM, MODERN FITTED WC TOILET & FAMILY BATHROOM (TWO TOILETS), Gas Central Heating, Double Glazing, Exterior Home Office-Workshop within the Rear & Generous Gardens. VIEWINGS HIGHLY RECOMMENDED To AVOID DISAPPOINTMENT. Call The Enfield Branch For Further Details.**

**The Property (Subject to Building Regulations-Planning Consents) within the LOFT EXTENSION Bedrooms Four & Five In Our Opinion can be easily Converted into ONE MASTER BEDROOM SUITE Combining EN SUITE & DRESSING AREA. The Property OFFERS Ideal FAMILY LIVING ACROSS ALL FLOORS & In Our Opinion An Ideal Family Home For Growing Families or RENTAL PROPERTY INVESTMENT.**

**The Property is Situated within access to the Popular Brookfield Farm Shopping Complex, with its multiple High Street Names, Marks & Spencer Store, Starbucks & Costa Coffee Bar, Pure Gym & Local Schooling For All Ages. Also having access to the CHESHUNT PARK which is Popular with Families & Joggers alongside CHESHUNT GOLF CLUB. Really is An EXCELLENT OPPORTUNITY..!**

**OFFERS IN EXCESS OF : £485,000 FREEHOLD**

## PROPERTY DETAILS:

### PORCH RECEPTION:

6' 0" x 3' 5" (1.83m x 1.04m)

Via upvc double glazed door leading into the porch, double glazed window to side aspect & door leading into the lobby allowing open access.

### INNER LOBBY:

Open access to kitchen, door to lounge area, cloakroom, stairs to first floor landing, spot lighting and tiling to floor.

### CLOAKROOM-WC:

Modern fitted comprising low flush wc, wash basin with mixer taps with cupboard under, radiator, tiled flooring, tiled walls, spot lighting and extractor fan.

### KITCHEN-FAMILY ROOM:

17' 0" x 9' 5" (5.18m x 2.87m - Narrowing to 4'0)

In Our Opinion nicely fitted kitchen to high specification, comprising Shaker Style units & base eye level with additional floor to ceiling cupboards, Granite worktop surfaces combining breakfast bar, NEFF 4 ring gas hob with Bosch extractor hood, NEFF double oven, single stainless sink unit with mixer taps, partly tiled wall to worktop surfaces, built-in Hotpoint dishwasher, plumbed for washing machine, radiator, open access to lounge snug area, upvc double glazed window to rear aspect & upvc double door leading into the gardens.

### LOUNGE-SNUG AREA:

16' 0" x 10' 5" (4.88m x 3.17m)

Access via reception lobby & open access from kitchen-family room, TV point, radiator and upvc double glazed window front aspect. In our opinion the Lounge Area can Easily be Divided (Subject to Building Regulations) to Separate Room to the Kitchen Family Room.

### FIRST FLOOR LANDING:

Wooden flooring, doors leading to family bathroom, bedrooms & stairs leading to the 2nd floor allowing access to further rooms.

### BEDROOM ONE:

11' 0" x 10' 5" (3.35m x 3.17m)

Laminated wooden flooring radiator & upvc double glazed window to front aspect.

### BEDROOM TWO:

9' 0" x 7' 0" (2.74m x 2.13m - Narrowing to 3'6)

L-Shaped Room, laminated wooden flooring, radiator & double glazed window to rear aspect.

### BEDROOM THREE:

8' 5" x 8' 0" (2.57m x 2.44m - Narrowing to 5;5)

L-Shaped Room, laminated wooden flooring, radiator & upvc double glazed window to front aspect.

### FAMILY BATHROOM:

Nicely fitted suite comprising of low flush wc, wash hand basin with mixer taps & cupboards under, p-shaped bath with mixer taps & separate Triton shower unit, tiled flooring, partly tiled walls, heated towel rail, spot lighting, extractor fan & upvc double glazed window to rear aspect.

### SECOND FLOOR LANDING:

Laminated wooden & access to bedrooms 4 & 5. (Subject to building regulations) in creating a master bedroom with en-suite and walk-in wardrobe area.

### BEDROOM FOUR:

12' 0" x 6' 0" (3.66m x 1.83m)

Restricted Head Height - Laminated wooden flooring, radiator, spot lighting & upvc double glazed window to rear aspect.

### BEDROOM FIVE:

11' 0" x 9' 0" (3.35m x 2.74m - 5'10)

Restricted Head Height - Radiator & Velux windows to aspect.

### EXTERIOR:

#### FRONT:

Block paved to front.

#### REAR:

Raised patio area down onto the lawn area and flower borders,

#### 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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## OFFICE-WORKSHOP:

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

In Our Opinion ideal study-work office.

## SHED:

7' 0" x 8' 5" (2.13m x 2.57m)

## ADDITIONAL NOTES:

In Our Opinion, The property Offers An Excellent Opportunity for growing families to purchase this generous sized home, situated in West Cheshunt, having access to local schooling, Cheshunt Brookfield Farm Shopping Complex with its multiple High Street Stores, Tesco & Marks & Spencer Stores, local gym, Boots Store & many more.

The Property In Our Opinion subject to planning consents of planning - building regulations and the usual authority consents and licensing,. The property in our opinion would suite Property Landlord - Investor in a Property Rental of House of Multiple Occupancy (HMO). The Ground Floor Lounge Area could be separated from the Kitchen Family Room in creating an additional Bedroom (subject to usual authority consents).

Please Note : The Property is being Marketed with a Guide Price £485,000.00 - £497,500.00 with Offers In Excess of £485,000.00. In Our Opinion the property is Realistically Priced.

## ADDITIONAL INFORMATION:

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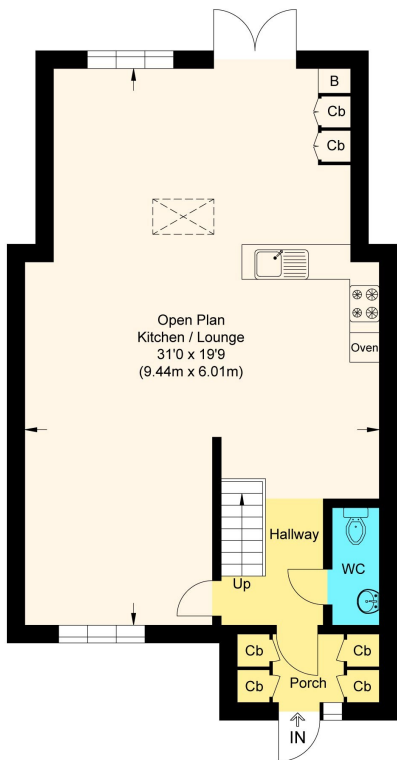
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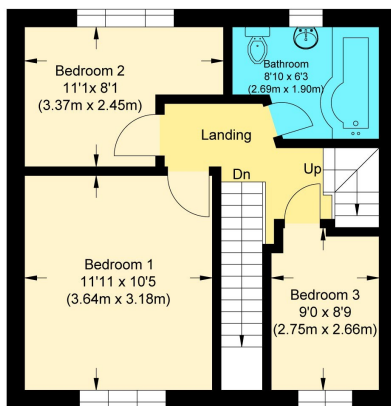
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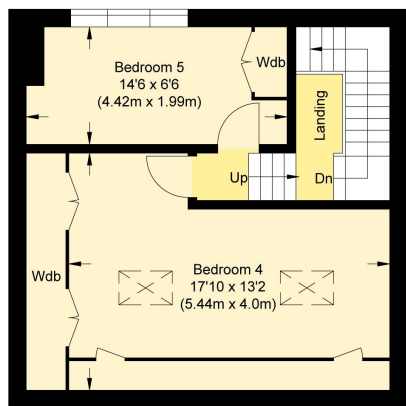
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Ground Floor



First Floor

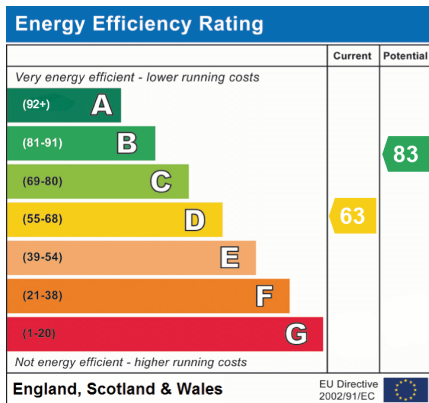


Second Floor



## Whitefields Road Cheshunt EN8 0EU

Approximate Gross Internal Floor Area : 117.0 sq m / 1259.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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