

PERRYSFIELD ROAD, CHESHUNT EN8



This Nicely Presented Three Bedroom End of Terrace Family Home which has been Decorated to a Mutual Colour Scheme throughout. In Opinion is an Excellent Family Purchase or Property Investment. The Property also having the Benefit (Subject to Planning & Building Regulations) in Extending into the Loft Area in Creating an Additional Bedroom with En-suite. Features to Include Fitted Kitchen Family Room, Modern Fitted Bathroom, Upvc Double Glazing, Laminated Flooring, Garage and Nicely presented Gardens. Viewings Highly Recommended to Avoid Disappointment.

The Property is Situated within these Popular Residential Turnings having Access to Local Schooling for all Ages, Local Amenities, Including the Well Known Brookfield Farm Shopping Complex to name just a few High Street Names Boots, Next, Flannels, Pure Gym, Marks & Spencer, Tesco's & the Popular Coffee Bars of Starbucks & Costa. Also Being ideally Located to the Nearby Lee Valley Regional Park Popular with Cyclists, Joggers, Dog Walkers, Family Outings & Fishing. Ready to Move in..!

OFFERS IN EXCESS OF: £415,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via upvc double glazed door leading into the reception hall-lobby.

RECEPTION HALLWAY:

5' 7" x 4' 7" (1.70m x 1.40m)

Radiator, laminated flooring, built in cupboard and door leading into the lounge area.

LOUNGE:

16' 10" x 15' 0" (5.13m x 4.57m - Narrowing to 8'0) L-Shaped

Dual aspect room. Upvc double glazed bay window to front aspect and side aspect, Laminated flooring, coving to ceiling, TV point, stairs to first floor landing, radiator, feature brick fire mantle with log fire stove and open access to kitchen-family room.

KITCHEN-FAMILY ROOM:

14' 8" x 12' 5" (4.47m x 3.78m - Narrowing to 9'0)

Nicely Presented Fitted kitchen units to base & eye level, rolled edged worktop surfaces, fitted stainless steel 4 ring gas hob with partly glass/stainless steel extractor fan above, part stainless steel glass electric oven, plumbed for washing machine, single drainer sink unit with mixer taps, built-in cupboard, laminated flooring coving to ceiling, upvc double glazed window to rear aspect & double glazed doors leading into the rear gardens. In our opinion a spacious family area.

FIRST FLOOR LANDING:

9' 5" x 7' 10" (2.87m x 2.39m - Narrowing to 3'0)

Upvc double glazed window to side aspect, access to loft area, built-in cupboard housing immersion tank, radiator and coving to ceiling, doors to all bedrooms and bathroom.

BEDROOM ONE:

14' 9" x 8' 8" (4.50m x 2.64m)

Floor to ceiling fitted mirrored wardrobes, radiator,

coving to ceiling and upvc double glazed window to front aspect.

BEDROOM TWO:

9' 10" x 6' 10" (3.00m x 2.08m)

Excluding storage recess, radiator, coving to ceiling and upvc double glazed window to rear aspect.

BEDROOM THREE:

9' 0" x 6' 0" (2.74m x 1.83m)

Excluding recess cupboards, coving to ceiling, radiator and upvc double glazed window to front aspect.

BATHROOM:

Modern Fitted Bathroom Suite, comprising free standing bath with feature mixer taps, vanity basin unit with mixer taps with storage cupboard under, low flush wc, chrome heated towel rail-radiator, partly tiled walls, tiled flooring, spot lighting and upvc double glazed window to rear aspect. In our opinion nicely presented.

EXTERIOR:

FRONT:

Lawn area, path leading to the property, picket fencing, and side gated pedestrian access leading to the rear gardens.

REAR:

Block paved paving, with raised lawn area, exterior tap, rear gated leading to parking and access leading to the garage.

GARAGE:

11' 5" x 9' 0" (3.48m x 2.74m)

Up and over doors, & lighting.

ADDITIONAL NOTES:

In our opinion the property offers an excellent package to prospective starter family home having further scope to increase the foot print subject to planning permissions and building regulations by extending into the loft area

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

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and to the ground floor.

Located within access to local amenities, Brookfield Farm Shopping Complex, and the Lee Valley Regional Park - River Lee with its cycle routes, walking paths leading along the River Lee.

Please Note - The Property is being Marketed For Sale with a Guide Price & with Offers In Excess of £415,000.00.

ADDITIONAL INFORMATION:

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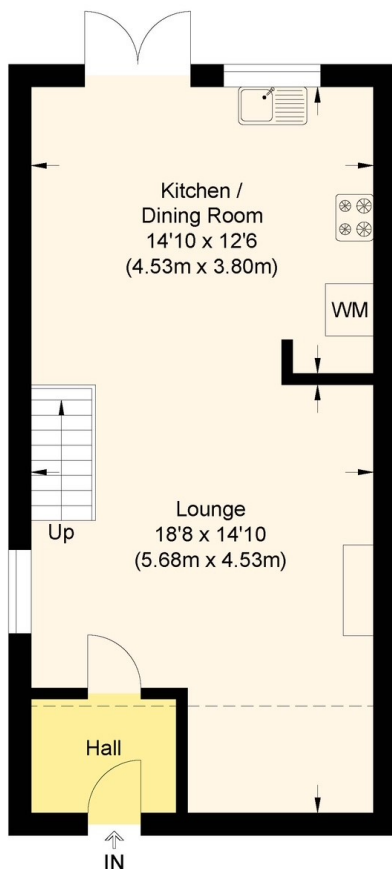
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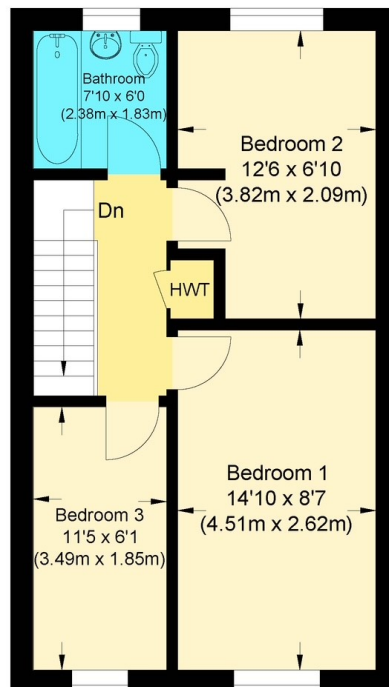
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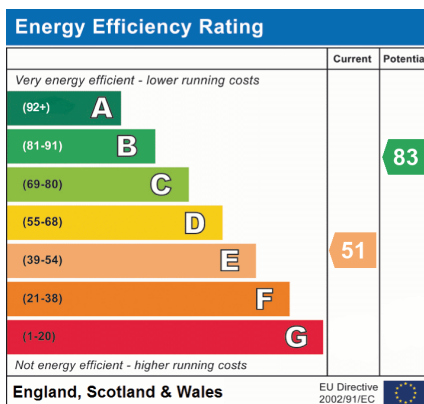
Ground Floor



First Floor

Perrysfield Road, Cheshunt, EN8 8TQ

Approximate Gross Internal Floor Area : 82.0 sq m / 882.64 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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