

CAVELL ROAD, CHESHUNT EN7



REALISTICALLY PRICED & NICELY PRESENTED..! An EXCELLENT OPPORTUNITY TO PURCHASE This Much Improved 3-4 BEDROOM FAMILY HOME within this POPULAR NO THROUGH TRAFFIC RESIDENTIAL TURNING. Featuring MODERN FITTED KITCHEN with QUARTZ WORKTOP & FITTED APPLIANCES, WOODEN FLOORING, MODERN FITTED BATHROOM, Additional GROUND FLOOR WC/SHOWER ROOM, BEDROOM 4-FAMILY ROOM & Landscaped Garden. In Our Opinion The Property is to a High Specification & An IDEAL FAMILY STARTER HOME.

The Property benefit from GAS CENTRAL HEATING, UPVC DOUBLE GLAZED DOOR & WINDOWS, TWO TOILETS, BEDROOM 4-WORK ROOM or FAMILY ROOM with OFF STREET PARKING for a Number of Vehicles. Within Access to popular nearby SCHOOLING FOR ALL AGES, Local Parklands, Cheshunt Golf Club, CHESHUNT BROOKFIELD FARM SHOPPING Complex with it's High Street Stores, Gym & Coffee Bars.

Access to the Popular Villages of Goffs Oak & Cuffley RAIL LINKS of CHESHUNT & CUFFLEY STATIONS both LEADING INTO THE CITY. VIEWING HIGHLY RECOMMENDED to AVOID DISAPPOINTMENT..!

£470,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Feature comprise UPVC partly glazed door leading into the reception hallway.

RECEPTION HALL:

4' 0" x 6' 5" (1.22m x 1.96m)

Radiator, wooden flooring, three cupboards allowing for plenty of storage, stairs raising to first floor, coving to ceiling, spot lighting, high skirting boards, doors leading to lounge, lobby ground floor wc shower room & bedroom 4-family room.

INNER LOBBY:

Marble effect tiled flooring, plumbed for washing machine, worktop surfaces, UPVC double glazed window to side aspect & access leading to wc-shower room & bedroom 4-family room to work room.

LOUNGE:

13' 5" x 13' 0" (4.09m x 3.96m)

Wooden flooring, high shirting boards, spot lighting, vertical dual feature radiators, TV point, Bay UPVC double glazed window to rear aspect with UPVC double glazed doors leading onto the rear patio garden & open access to kitchen-dining area.

KITCHEN-DINING AREA:

18' 10" x 6' 10" (5.74m x 2.08m Narrowing to 6'5)

Modern fitted White Glossed units with Bosch fitted cooking appliances, comprising 4 ring gas hob with electric oven, fitted microwave in addition fitted fridge freeze, dishwasher & extractor hood, Quartz worktop surfaces & splash back worktop lighting with feature lighting, stone effect flooring, UPVC double glazed window to front aspect, open access to the dining area having modern flooring.

WC:

Comprising low flush wc, wash hand basin with mixer taps, tiled flooring, tiled walls, spot lighting & radiator.

SHOWER ROOM:

Comprising walk-in double cubicle Triton Opal shower mixer with glass door, tiled walls, spot lighting & extractor fan.

BEDROOM 4-FAMILY ROOM:

11' 0" x 7' 5" (3.35m x 2.26m)

In Our Opinion the room can be used for a number of access, family room or indeed work room-study, flooring to marble effect tiling, high skirting boards, radiator, spot lighting & UPVC double glazed window to front aspect..

FIRST FLOOR LANDING:

Access to the loft area, built-in cupboard, wooden flooring, coving to ceiling, spot lighting, doors leading to all bedroom & bathroom.

BEDROOM ONE:

12' 5" x 8' 10" (3.78m x 2.69m To Fitted Wardrobes)

Floor to ceiling mirror wardrobes, wooden flooring, radiator, spot lighting & UPVC double glazed window to rear aspect.

BEDROOM TWO:

12' 10" x 7' 5" (3.91m x 2.26m Narrowing to 4'5 L-Shaped)

Spot lighting, wooden flooring & UPVC double glazed window to aspect.

BEDROOM THREE:

Wooden flooring, radiator, spot lighting & UPVC double glazed window to aspect.

BATHROOM:

Fitted suite in our opinion fitted to a high specification, comprising tiled panelled bath with mixer taps & shower attachments with recess for storage, pedestal wash basin with mixer taps, low flush wc, tiled flooring, tiled walls, heated towel rail, radiator and dual UPVC double glazed windows to front aspect.

EXTERIOR:

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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REAR:

Stone paving, raised sleeper borders, exterior tap, exterior lighting, brick blocked workshop with lighting, power point & UPVC double glazed window. Brick blocked workshop 12'0 x 8'5

ADDITIONAL INFORMATION:

In Our Opinion The Property Offering Generous Accommodation Through-out , having the benefits of the Ground Floor WC Shower Room & First Floor Bathroom with ample parking. Located within this Residential Cul-De-Sac with access to Schooling, Local Parkland with Road Routes Leading to Cheshunt Brookfield Farm Shopping Complex with its Tesco, Marks & Spencer Stores, Boots, Next, Coffee Bars & soon to open Pure Gym.

In Our Opinion The Property is An Ideal Purchase For A Starter Family Home. Viewing Highly Recommended..!

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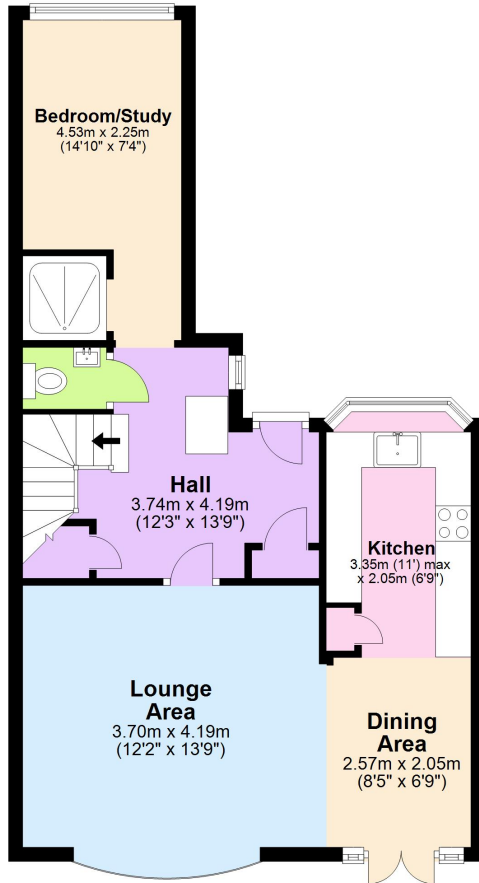
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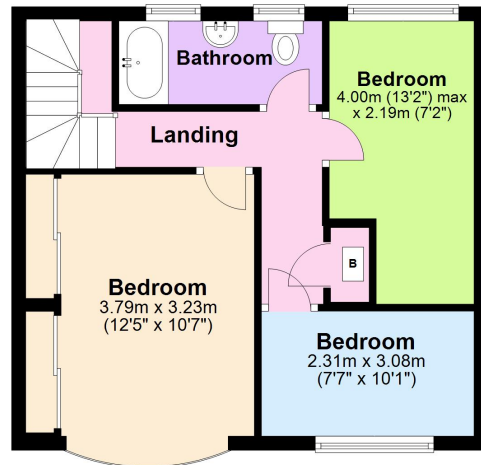
The Property is being Marketed with Offers In Excess of £470,00.00.

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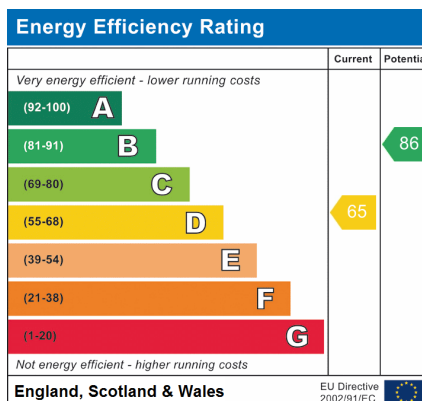
Ground Floor



First Floor



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.



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