

FOR SALE

£595,000 Freehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

**45 Bellamy Road, Cheshunt,  
Waltham Cross, Hertfordshire.  
EN8 9JU**

Head Office  
7, Turners Hill, Cheshunt, Waltham Cross, EN8 8NQ

01992 637777  
info@woodhouseproperty.co.uk

## ABOUT THE PROPERTY

\*Use the Virtual Tour to glide through this Family Home\* Rarely available in this desirable neighbourhood of Cheshunt, a detached house with no onward chain - so move in as soon as your solicitor allows!

There is plenty of space to offer. To the Ground Floor there is a Through-Lounge which leads to the Kitchen. From here it leads to the Annex space - there is a further Reception Room, Bathroom, Integral Garage and Hallway Lobby to access the Garden. Subject to the usual consents, there seems to potential to convert the Garage to make a self-contained annexe should this be what you're looking for.

To the 1st Floor there are the 3 x Bedrooms and the other Bathroom (with WC partitioned). Externally to the rear of the house there is a large West-facing Garden (so great natural daylight incoming) with the additional benefit of not being overlooked. To the front of the house there is off-street parking plus access to the Garage on one side, and a Carport on the other.

There are an array of shops and eateries nearby, and is walking distance to Cheshunt Station (with regular direct routes to London). The A10 & M25 are only several minutes away. Brookfield Centre offers more shops and eateries, and Lea Valley Nature Reserve is within walking distance for greenery.

With these amenities and great schools nearby, arrange a viewing to see for yourself what this home has to offer you and your family!

## FEATURES

- Check out the Virtual Tour
- No chain
- Rarely-available Detached Home
- 3 Bedrooms PLUS Annex space
- West-Facing Garden not overlooked
- 2 x Bathrooms
- Integral Garage
- Carport to the other side
- Off-Street Parking
- Desirable neighbourhood



## ROOM DESCRIPTIONS

### Reception

5.1m x 3.6m (16' 9" x 11' 10")

### Dining Area

2.7m x 2.3m (8' 10" x 7' 7")

### Kitchen

3.3m x 2.7m (10' 10" x 8' 10")

### Rear Living Room

5.2m x 2.2m (17' 1" x 7' 3")

### Ground Floor Bathroom

2.1m x 2.1m (6' 11" x 6' 11")

### Integral Garage

5.1m x 3.1m (16' 9" x 10' 2")

### Bedroom 1 - Front

4m x 3.5m (13' 1" x 11' 6")

### Bedroom 2 - Rear

3.5m x 3m (11' 6" x 9' 10")

### Bedroom 3 - Front

2.1m x 2.1m (6' 11" x 6' 11")

### Bathroom - Rear

2m x 2m (6' 7" x 6' 7")

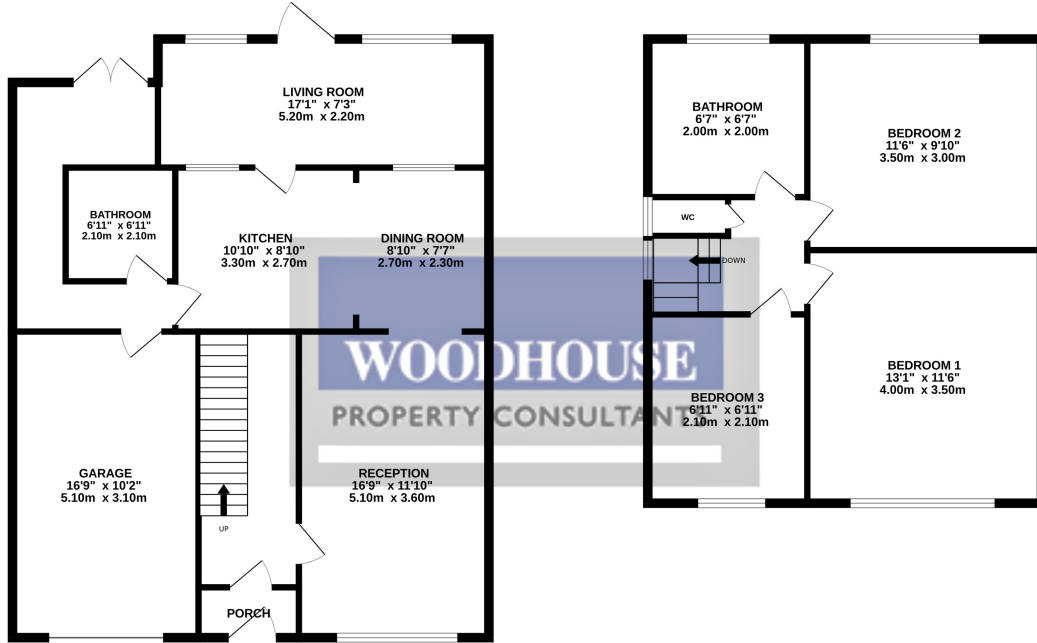
With WC partitioned



# FLOORPLAN

GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.

1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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