

SOLD STC

£699,950 Freehold



WOODHOUSE
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ABOUT THE PROPERTY

Woodhouse are pleased to offer this stunning detached home, beautifully presented inside and out with high specifications. Set on a corner plot in a quiet cul-de-sac, this family home is being offered with a CLOSED ONWARD CHAIN (meaning the homeowners are ready to move as soon as you are!)

Upon entrance, the lobby leads to the Lounge to the front, and to the rear there is the modern fitted Kitchen with island and bright Dining room. Plenty of space for hosting! There is also a separate Cloakroom and Utility Room.

Going upstairs to a spacious landing, there are 4 x Bedrooms and the Family Bathroom. The Master Bedroom has its own En-suite (you can see it hiding within the fitted wardrobes).

The house is set on a corner plot of this quiet cul-de-sac, and the neat and presentable Garden is South-facing - meaning plenty of natural sunlight incoming to both the Garden & Dining Room . The Garden has a decking area with an adjustable veranda for further hosting. The Garage has been partitioned into two, with the rear half now serving as a bar / sanctuary for when required.

To the front of the house there is off-street parking for 2 x cars and access to the front half of the Garage. Hobby Horse Close is a quiet and friendly residential cul-de-sac, situated in the ever-desirable EN7 neighbourhood. Fantastic schools are in the catchment area, and plenty of amenities nearby (see below for further details).

Contact Woodhouse today to discuss further and arrange a viewing to see what this home has to offer you and your family! Viewings available 7 days a week.

FEATURES

- Guide Price £699,950 - £724,950
- Beautifully-presented
- Detached home
- Corner plot in quiet cul-de-sac
- 4 Bedrooms (Master Bedroom Ensuite)
- South-facing Garden
- Stunning extended Kitchen-Diner
- Separate Lounge
- Double Driveway
- Downstairs Cloakroom + Utility Room
- Sought-after West Cheshunt neighbourhood



ROOM DESCRIPTIONS

Kitchen

6m x 3.7m (19' 8" x 12' 2")

Dining Room

6m x 3m (19' 8" x 9' 10")

Utility Room

2m x 1.7m (6' 7" x 5' 7")

Cloakroom

1.5m x 1.1m (4' 11" x 3' 7")

2-piece suite

Front Lounge

5.4m x 3.8m (17' 9" x 12' 6")

Bedroom 1 - Front Aspect

5.2m x 3.2m (17' 1" x 10' 6")

PLUS Fitted Wardrobes

En-suite

2m x 1.7m (6' 7" x 5' 7")

Bedroom 2 - Rear Aspect

3m x 2.75m (9' 10" x 9' 0")

Bedroom 3 - Rear Aspect

2.5m x 2m (8' 2" x 6' 7")

PLUS Fitted Wardrobes

(Room currently being used as Dressing Room)

Bedroom 4 - has both Front & Rear aspects

5.1m x 2.65m (16' 9" x 8' 8")

Garage

2.6m x 2.5m (8' 6" x 8' 2")

Front half accessed from driveway. Currently being used as storage.

3.2m x 2.5m (10' 6" x 8' 2")

Rear half accessed from garden. Currently being used as the Man/Woman Cave

OUTSIDE

Off-street parking to the front.

South-facing Garden to the rear.

What's around this neighbourhood?

- You have the amenities of the affluent Cuffley & Goffs Oak a short drive away.

- There are fantastic and outstanding schools in the catchment area, including the highly-coveted Flamstead End & Fairfields for Primary, and Goffs Academy for Secondary.

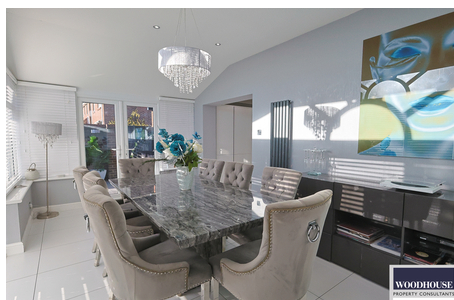
- In terms of road links, you are very well served. In under 10 minutes, you are at Junction 25 of the M25. And shortly beyond that take your pick for the M1, M11, A1. A 5-minute drive from the house takes you to the A10, again with its quick and direct route to London, or north towards Cambridge.

- There are two railway stations a short drive away. Both Cuffley Station and Cheshunt Station have frequent and direct links to the London Underground.

- You are a 5 minute drive away from Brookfield Centre, with its array of large shops and eateries. Brookfield is also part of an exciting and staggering £400-million development project, which will include under current plans up to 315,000 sq ft of retail space, 250,000 sq ft of leisure space, restaurants and finally a cinema.

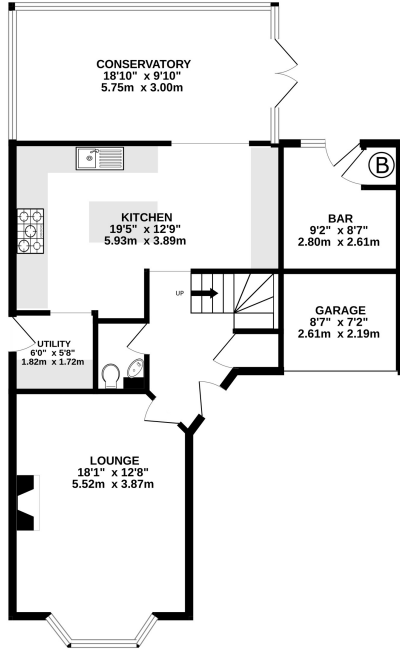
- A 5 minute drive away is Paradise Wildlife Park. An annual pass is recommended for the kids to enjoy the safari animals and reptiles, as well as the nationally-renowned 'mini-Jurassic Park' 30 Life-Size Moving Dinosaurs

- A 10 minute drive away is Lea Valley, a vast area encompassing heritage sites, cycling, walking, white water rafting, horse riding, nature reserves and wide open spaces.

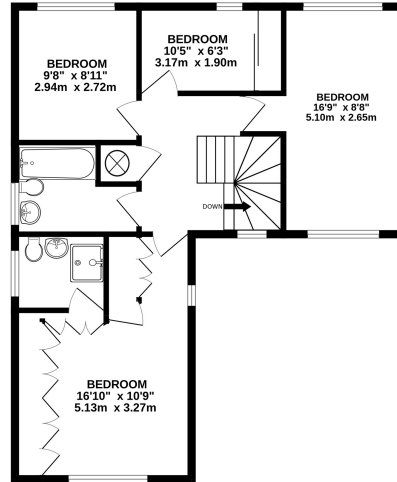


FLOORPLAN

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 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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