

GIBBS CLOSE, CHESHUNT EN8



EXCELLENT OPPORTUNITY & REALISTICALLY PRICED..! THIS THOUGHTFULLY EXTENDED SEMI DETACHED FAMILY HOME NESTED within THIS DESIRABLE CUL-DE-SAC, Offering GENEROUS ACCOMMODATION THROUGHOUT, Ideal for Multiple Family Living & having Further Scope (Subject To Planning & Building Regulations) in Extending into THE LOFT & GARAGE. THIS PROPERTY IS NOT TO BE MISSED..!

Featuring GENEROUS FAMILY KITCHEN AREA, En-suite, Additional Two Toilets, UTILITY ROOM, Double Bedrooms, LANDSCAPED GARDENS, Ideal for Entertaining, Ample Parking, DOUBLE GLAZING, Gas Central Heating, Fitted Suites & Fitted Kitchen, Garage Ideal Space for Children to have for Relaxing in the Winter Months. HIGHLY RECOMMENDED.

Situated within THIS QUITE RESIDENTIAL CUL-DE-SAC, The Property close to Local Amenities, Post Office, Supermarkets, Chemist, Coffee Bars, Bus Routes along with Road Routes & RAIL LINKS LEADING to TOTTENHAM HALE (TUBE CONNECTIONS) & LEADING into LONDON's LIVERPOOL STREET STATION. EXCELLENT PACKAGE.

OFFERS IN EXCESS OF: £595,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

UPVC double glazed door leading into the main reception hallway.

RECEPTION HALLWAY:

19' 0" x 6' 0" (5.79m x 1.83m - Narrowing to 3'0)
Laminated wooden flooring, storage cupboards, radiator, stairs to first floor landing, doors to lounge, kitchen family room & cloakroom wc.

LOUNGE:

19' 0" x 11' 0" (5.79m x 3.35m)
Feature fire with cast iron & wooden surround, radiators, laminated wooden flooring & upvc double glazed window to front aspect.

KITCHEN AREA:

15' 0" x 9' 0" (4.57m x 2.74m)
Nicely presented & fitted units to base & eye level with Granite worktop surfaces single sink unit with mixer taps, partly tiled splash back to worktop surfaces, tiled flooring, spot lighting, sky light, display cabinets, plumbed for washing machine, upvc double glazed window to rear aspect & open access to the family room-diner.

FAMILY ROOM-DINER:

16' 0" x 13' 0" (4.88m x 3.96m - Narrowing to 6'0)
L-Shaped - Laminated wooden flooring, TV point, radiator, upvc double glazed double doors leading onto the rear gardens with aspect over looking the gardens & door to utility room

UTILITY ROOM:

6' 0" x 4' 10" (1.83m x 1.47m)
Single stainless sink unit, worktop surfaces, units to base & eye level, partly tiled, laminated wooden flooring, extractor fan & door leading into the garage.

GROUND FLOOR CLOAKROOM WC:

Laminated wooden flooring, low flush wc, wash basin, radiator, extractor fan & spot lighting.

FIRST FLOOR LANDING:

Access to loft area, sky light allowing natural light to the landing, doors to all the bedrooms, including master bedroom & family bathroom.

MASTER BEDROOM ONE:

13' 0" x 11' 9" (3.96m x 3.58m)
Radiator, upvc double glazed window to front aspect & door leading into the en-suite.

EN-SUITE:

6' 0" x 4' 0" (1.83m x 1.22m)
Walk-in shower cubicle, low flush wc, wash basin.

BEDROOM TWO:

13' 0" x 10' 5" (3.96m x 3.17m)
Radiator & upvc double glazed window to front aspect.

BEDROOM THREE:

11' 0" x 8' 5" (3.35m x 2.57m)
Radiator, laminated flooring & upvc double glazed window to rear aspect.

BEDROOM FOUR:

10' 0" x 12' 5" (3.05m x 3.78m)
Radiator & upvc double glazed window to rear aspect,

FAMILY BATHROOM & SHOWER:

9' 10" x 7' 0" (3.00m x 2.13m)
Nicely fitted suite comprising of double walk-in shower cubicle, panelled bath with mixer taps & shower attachments, low flush wc, wash hand basin, partly tiled walls, tiled flooring, spot lighting, heated towel rail & upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Block paved offering off street parking for a number of vehicles.

REAR:

Paved areas, mature shrub & fruit tree borders, brick built

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 reply 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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BBQ area, exterior tap, exterior lighting & shed. In our opinion, an ideally family outdoor space for family gathering & entertaining.

GARAGE:

21' 0" x 7' 0" (6.40m x 2.13m)

Up & Over door, power & lighting & internal door allowing access to the utility room. In our opinion (Subject To Planning-Building Regulations) ideal ground floor work space or additional bedroom with en-suite.

ADDITIONAL NOTES:

The Property is An Ideal Family Home & In our opinion is perfect for multiple family living accommodation or property investment with subject to planning & Local Authority approval & Licencing House of Multiple Occupancy (HMO). We recommend before buying any other property, must been seen, not to be missed..!

Please Note: The Property is being Marketed with a Guide Price & Offered In The region Of £595,000.00 - £625,000.00 & Offers In Excess..!

ADDITIONAL INFORMATION:

Please Note:

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Gibbs Close, Cheshunt, Waltham Cross, EN8 9RX



Approximate Area = 1472 sq ft / 136.7 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1619 sq ft / 150.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Anthony Page. RGF. 1266821

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	84
EU Directive 2002/91/EC		