

**FOR SALE**

£495,000 Freehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

**10 Ermine Close, Cheshunt,  
Waltham Cross, Hertfordshire.  
EN7 5BL**



## ABOUT THE PROPERTY

Woodhouse are delighted to offer this tastefully-decorated and well-maintained family home situated in the desirable neighbourhood of West Cheshunt.

This Semi-Detached is situated at the end of a cul-de-sac surrounded by open spaces, and in recent years there has been a clever extension to the ground floor resulting in a 4th Bedroom with en-suite Shower-Room.

The Ground Floor comprises of hallway that leads into the Front Lounge, which flows into the modern Kitchen-Diner. The 4th Bedroom can actually be accessed via the Kitchen as well as the hallway.

Upstairs there are the 2 x Double Bedrooms, 1 x Boxroom, & Family Bathroom. The Boxroom is currently being used as an office, and has fitted bespoke storage.

To the outside, there is a spacious and tendered garden making it ideal for hosting as well as secluded time. The garden also benefits from a shed and a large detached Summerhouse that comes with power & lighting. Being West-facing, there's plenty of natural daylight especially in the summer months.

It is also worth noting that the ground extension has the footings to accommodate a further extension in the future.

The house sits in front of a public green at the end of Ermine Close, a quiet cul-de-sac in the sought-after EN7 postcode. It's in the catchment area for coveted schools including Goffs Academy. There are plenty of amenities a short drive away, be it the High Street shops & eateries of Cuffley, Goffs Oak, Brookfield or Cheshunt! Both Cuffley & Cheshunt stations take you directly into London. Road links are great too, with the A10 & M25 only a few minutes drive away.

Plenty of greenery with Broxbourne Woods and Lee Valley Nature Reserve only 10 minutes drive away. Contact Woodhouse today for further details and to arrange a viewing to see for yourself what this home has to offer you and your family! Viewings available 7 days a week.

Contact Woodhouse today to come and see for yourself what this wonderful home has to offer you and your family!

## FEATURES

- Semi-Detached Family home
- Beautifully presented
- Extended to add a 4th Bedroom with En-suite
- Spacious West-Facing Garden
- Set in a quiet cul-de-sac
- Potential to extend even further
- Desirable neighbourhood of West Cheshunt
- Great schools nearby
- Contact Woodhouse today



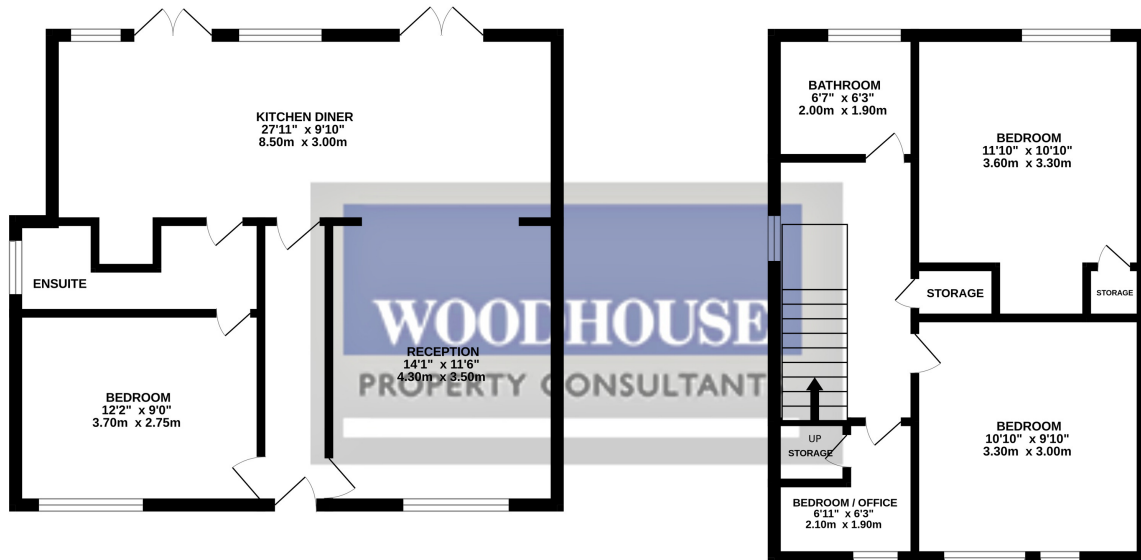
## ROOM DESCRIPTIONS



# FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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