

**33 CECIL ROAD, CHESHUNT, WALTHAM CROSS,
HERTFORDSHIRE EN8 8TN**



IN OUR OPINION AN IDEAL FIRST TIME BUY or PROPERTY INVESTMENT, THIS TWO DOUBLE BEDROOM COTTAGE STYLE PROPERTY. Featuring DOUBLE GLAZING, GAS CENTRAL HEATING & GARDEN which are in Excess of 120 Feet Plus (In Our Opinion). The Property also having FURTHER SCOPE (Subject To Planning-Building Regulations) in Extending The Property in Creating a Sizeable Cottage.

The property also Benefiting from being Situated within the Residential Turning, having access to LOCAL AMENITIES, TOWN CENTRES of WALTHAM CROSS & CHESHUNT OLD POND with a choice of RAIL STATIONS of WALTHAM CROSS, CHESHUNT & Minutes Walk to THEOBALDS RAIL STATIONS, all Leading into THE CITY & TUBE CONNECTIONS.

GUIDE PRICE: £340,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via Upvc double glazed door leading into the porch area.

PORCH AREA:

Wooden flooring & door leading into the lounge.

LOUNGE AREA:

13' 0" x 9' 10" (3.96m x 3.00m)

Fire mantle, TV point, open stair case, wooden flooring, radiator & open access to:

DINING AREA:

12' 10" x 9' 10" (3.91m x 3.00m)

Wooden flooring, radiator, Upvc double glazed window to door leading to garden & access to kitchen.

KITCHEN:

10' 5" x 6' 5" (3.17m x 1.96m)

Range of units to base & eye level with worktop surfaces, one and a half sink unit with mixer taps, cooker point, plumbed for washing machine, tiled flooring, partly tiled walls, Upvc double glazed window to side aspect & Upvc double glazed door to garden & access to lobby.

LOBBY:

Built-in cupboard, wall maintained gas boiler & door leading to bathroom.

BATHROOM:

Comprising panelled bath with mixer taps, shower attachment, low flush wc, wash basin, tiled flooring, radiator & Upvc double glazed window to side aspect.

FIRST FLOOR LANDING:

Access to two bedrooms.

BEDROOM ONE:

10' 11" x 11' 10" (3.33m x 3.61m)

Radiator & Upvc double glazed window to front aspect.

BEDROOM TWO:

11' 0" x 10' 5" (3.35m x 3.17m)

Radiator & Upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Courtyard size leading to main porch entrance.

REAR:

Patio areas, shrubs & trees, exterior tap. In Our Opinion the garden is in excess of 120 plus feet.

ADDITIONAL COMMENTS:

In Our Opinion, The Property would suit First Time Buyers Stepping On The Property ladder or First Time Landlord's or Adding The Property To An Existing Portfolio. situated Ideally for Local Amenities, Tesco Express, Independent Shops, Coffee Bars, access to the Old Pond Cheshunt & Waltham Cross Town Centre with its Market Days.

The Property is also having access to Local Schooling for a Number of Ages.

Please Note - The Property is being Marketed with a Guide Price of £340,000.00 - £360,000.00, Offers In Excess Of £340,000.00.

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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EPC & Floor Plan has been instructed.

ADDITIONAL INFORMATION:

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