

## HURST DRIVE, WALTHAM CROSS EN8



**ABSOLUTELY STUNNING..! BEAUTIFULLY PRESENTED Three-Bedroom Family Home & Thoughtfully Extended. Offers Spacious and Stylish Family Living Throughout IN OUR OPINION FINISHED TO AN EXCEPTIONAL STANDARD.**

**This HIGH-SPECIFICATION Modern FITTED KITCHEN-FAMILY ROOM with Quartz Worktops, Feature Lighting & Integrated HIGH END FITTED APPLIANCES, Gloss Tiling Throughout the Ground Floor for a Sleek Modern Feel, Ground Floor ADDITIONAL SEPARATE SHOWER ROOM. A VERSATILE OUTBUILDING IDEAL FOR USE AS A HOME OFFICE, WORKSHOP, OR FAMILY/ROOM. Step outside to enjoy the Beautifully Landscaped Garden, with Two Patio Areas & a Bespoke Covered BBQ space – Ideal for Entertaining and Socialising in All Seasons.**

**The Property Offers OFF-STREET PARKING, Proximity to LOCAL AMENITIES, Bus Routes, Schools, and MULTIPLE RAIL STATIONS Allowing CONVENIENT ACCESS to TOTTENHAM HALE & SEVEN SISTERS Overground STATIONS along with TUBE CONNECTIONS, and LONDON'S LIVERPOOL STREET via Overground. Situated within this Quiet & Sought-After Tree-Lined Established Residential Turning.**

**A SUPERB FAMILY HOME IN A HIGHLY SOUGHT-AFTER AREA – EARLY VIEWING IS HIGHLY RECOMMENDED!**

**OFFERS IN EXCESS OF: £525,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via comprise UPC double glazed door leading into the reception hallway.

### RECEPTION HALLWAY:

20' 0" x 5' 0" (6.10m x 1.52m - Narrowing to 2'5)  
Featuring gloss tiling, spot lighting to ceiling, radiator, under stairs cupboard, doors to reception 1, kitchen-family room & ground floor shower room.

### GROUND FLOOR SHOWER ROOM:

Nicely presented comprising double walk-in shower cubicle wash hand basin, low flush wc, tiled walls, tiled flooring, chrome radiator, extractor fan & UPVC double glazed window to side aspect.

### RECEPTION-LOUNGE:

15' 10" x 11' 5" (4.83m x 3.48m)  
Into UPVC double glazed bay window to front aspect, gloss tiling, spot lighting to ceiling, TV point, radiator & double partly glazed wooden doors leading into the family area.

### FAMILY ROOM AREA:

9' 10" x 8' 10" (3.00m x 2.69m)  
Gloss tiling, spot lighting to ceiling, partly featured wooden panelling to TV area & open access to the kitchen-family area.

### KITCHEN FAMILY AREA:

16' 10" x 14' 0" (5.13m x 4.27m - Narrowing to 6'0)  
In Our Opinion, Beautifully Presented & Fitted to High specification Throughout, featuring gloss fitted units to base & eye level, combining Quartz worktop surfaces & breakfast seating area, floating stainless steel Bosch extractor hood, 4 ring gas NEFF hob with SMEG oven microwave, Bosch fitted washing machine, Bosch fitted dishwasher, large fitted separate fridge & freezer, gloss tiling throughout & Bi-Folding doors opening onto, with views over nicely presented landscaped gardens. Stunning..!

### FIRST FLOOR LANDNG:

Doors leading to all bedrooms, family bathroom & loft areas.

### BEDROOM ONE:

14' 10" x 11' 0" (4.52m x 3.35m)  
Into UPVC double glazed bay window to front aspect, laminated flooring & radiator.

### BEDROOM TWO:

13' 0" x 9' 10" (3.96m x 3.00m)  
Laminated flooring, radiator & UPVC double glazed window to front aspect.

### BEDROOM THREE:

7' 10" x 6' 10" (2.39m x 2.08m)  
Laminated flooring, radiator & UPVC double glazed window to front aspect.

### FAMILY BATHROOM:

8' 0" x 7' 0" (2.44m x 2.13m - Narrowing to 4'0)  
Nicely fitted L-Shaped built-in cupboard, P-Shaped panelled bath with mixer taps & additional shower mixer head, low flush wc, pedestal wash basin with mixer taps, tiled walls & tiled flooring, spot lighting to ceiling, chrome radiator & dual UPVC double glazed window to rear aspect.

### LOFT DRY STORAGE AREA:

12' 0" x 11' 0" (3.66m x 3.35m)  
Restricted Head Height, laminated flooring, storage areas & cupboards, radiator & Velux window.

### EXTERIOR:

#### FRONT:

Block paved with feature lighting & off street parking for vehicles.

#### REAR:

Beautifully Presented Landscaped gardens with feature tiled patio area with Bespoke covered BBQ area with tiled worktop surfaces, power & lighting, hob & built-in base storage area, exterior feature lighting, lawn area, power points & mature shrubs. In Our Opinion Wonderful Socialising-Entertaining Area.

#### 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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## OUT BUILDING-OFFICE WORKROOM:

17' 0" x 10' 0" (5.18m x 3.05m)

In Our opinion The Room can be used for multiple uses including separate family room or work room-study office currently used as a gym. Also having its own fuse box, spot lighting, built-in cupboards, power points & UPVC double glazed door & window.

## ADDITIONAL NOTES:

The property is not to be missed..! In our opinion the standard and the finish along with the fixtures and fittings are to a high standard and having been kept by the current selling vendors to an meticulous standard. The outbuilding can be used for a multiple usage.

Please Note: The Property is being Marketed with The Guide Price Figure Offers In The Region of £525,000.00 - £535,000.00 - OFFERS IN EXCESS OF £525,000.00

## ADDITIONAL INFORMATION:

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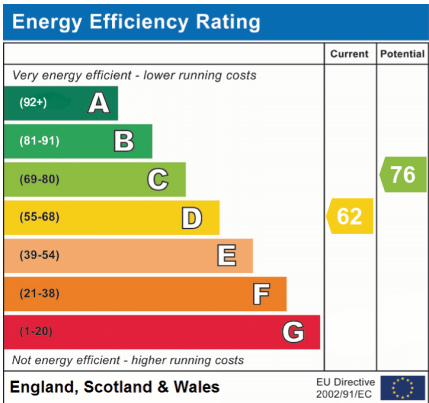
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## Hurst Drive, EN8 8DU

Approximate Gross Internal Floor Area : 122.80 sq m / 1321.80 sq ft (Excludes Outbuilding & Loft)  
Outbuilding Area : 16.60 sq m / 178.68 sq ft  
Loft Area : 14.70 sq m / 158.22 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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