

## PETTYS CLOSE, CHESHUNT EN8



**AS THE VENDORS CHOICE OF ESTATE AGENTS, SALE THIS TWO BEDROOM END OF TERRACE PROPERTY. Featuring Fitted KITCHEN with Cooking Appliances, MODERN FITTED BATHROOM SUITE, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING & PARKING. In Our Opinion AN IDEAL FIRST PURCHASE or PROPERTY INVESTMENT & (Subject To Planning & Building Regulations Approval) EXTENDING THE PROPERTY to GROUND FLOOR or LOFT AREA. VIEWINGS HIGHLY RECOMMENDED.**

**Situated within THIS QUIET POPULAR & SOUGHT AFTER CUL-DE-SAC, Yet Conveniently LOCATED to the HIGH STREET with its many Independent Retailers, COFFEE BARS, RESTAURANTS, Gyms, Bus Routes, Local Schooling For All Ages, RAILS STATION LEADING to TOTTENHAM HALE (TUBE CONNECTION) & LEADING into LONDON'S LIVERPOOL STREET STATION. Also nearby Brookfield Shopping Complex, LEE VALLEY REGIONAL PARK, POPULAR with WALKERS, JOGGERS & CYCLISTS with its many Cycle Routes. EXCELLENT PACKAGE..!**

**GUIDE PRICE £385,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via partly glazed door leading into the reception.

### RECEPTION HALLWAY:

10' 0" x 6' 0" (3.05m x 1.83m - Narrowing to 2'10)  
Laminated flooring, radiator, stair to first floor landing, doors to lounge & kitchen.

### KITCHEN:

9' 8" x 5' 8" (2.94m x 1.73m)  
Fitted units to base & eye level with built-in NEFF gas hob with extractor hood, NEFF electric oven, single bowl sink with mixer taps, partly tiled splash back to worktop surfaces, radiator, plumbed for washing machine, wall mounted gas boiler concealed with fitted unit, lino style flooring & upvc double glazed window to front aspect.

### LOUNGE:

14' 4" x 12' 1" (4.37m x 3.69m)  
TV point, radiator, coving to ceiling, upvc double glazed window and door leading into the rear gardens.

### FIRST FLOOR LANDING:

Access to loft area, radiator, upvc double glazed windows to side aspect, door to bathroom & bedroom.

### BEDROOM ONE:

12' 1" x 9' 2" (3.69m x 2.80m) To Fitted Wardrobes)  
The fitted wardrobes are floor to ceiling, radiator & upvc double glazed window to rear aspect.

### BEDROOM TWO:

12' 2" x 7' 10" (3.70m x 2.38m) To Fitted Wardrobes)  
The fitted wardrobes are floor to ceiling, radiator and upvc double glazed window to front aspect.

## BATHROOM:

In Our Opinion nicely presented & fitted to a good specification, comprising fitted cupboard, wash basin with mixer taps, low flush wc, panelled bath with mixer taps & shower, spot lighting to mirror cupboard, tiled walls, tiled flooring, heated towel radiator and extractor fan.

## EXTERIOR:

### FRONT:

Exterior cupboard, small flower border & vehicle parking with additional parking area.

### REAR:

Paved area leading onto the lawn area with flower borders & in our opinion generous gardens.

## ADDITIONAL NOTES:

The Property is located within This Popular & Sought After Development, having access to local amenities including Central Cheshunt, Old Pond & Brookfield Farm Shopping Complex, with its High Street Retailers, including Five Guys, Starbucks, Nando's & Gym. Also nearby Lee Valley Park, which along side The River Lee, popular with families, walkers, cyclists with its many routes & joggers.

In Our Opinion The Property is An Ideal Buy For first Time Buy or Property Investment, which to High Current Demand within the area & Market Activities to Date the Archivable Market Figure to be in the region of £1,550.00 - £1,650.00.

Please Note: The Property is being Marketed with a Guide Price of £385,000.0 - £395,000.00 with Offers In Excess Of £385,000.00.

## ADDITIONAL INFORMATION:

Please Note :

### 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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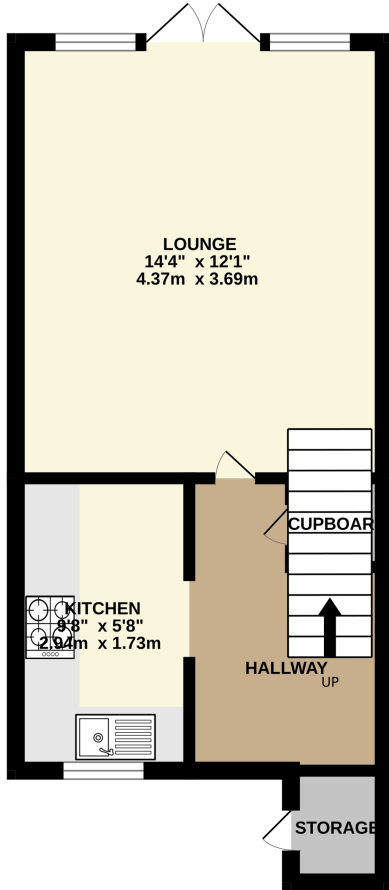
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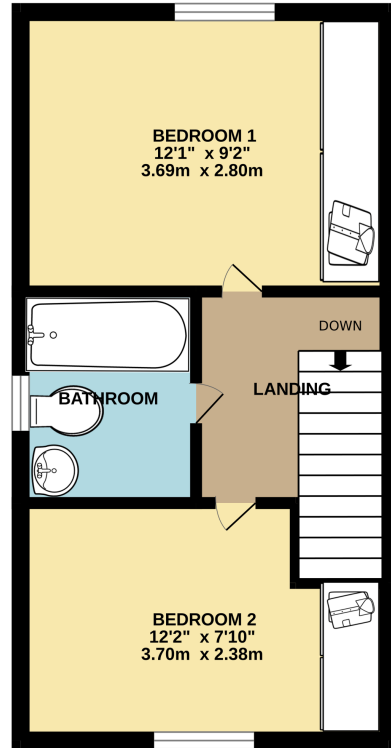
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GROUND FLOOR

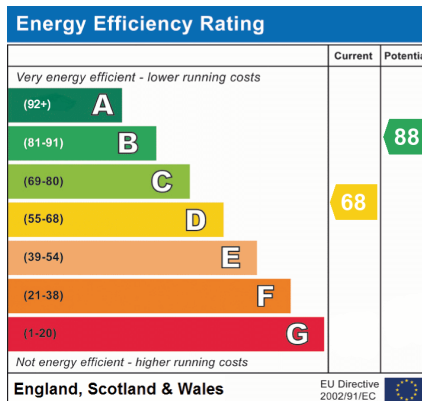


1ST FLOOR



TOTAL FLOOR AREA: 290 sq.ft. (26.9 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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