



**Hammondstreet Road  
Cheshunt**

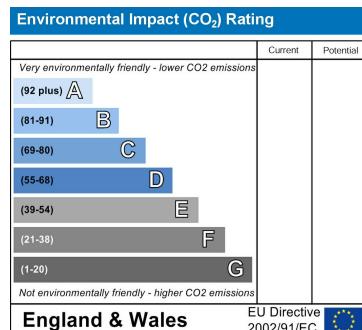
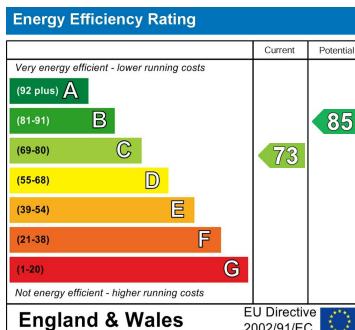


**£740,000  
Freehold**

JR Sales & Lettings

We are pleased to present this beautifully maintained four-bedroom detached house for sale, located in the highly sought-after West Cheshunt on the border of Goffs Oak area. This charming property boasts gas central heating, full double glazing, two spacious reception rooms, a garage with ample driveway parking, and four generously sized bedrooms. Perfectly positioned, it offers convenient access to local amenities such as Cheshunt Park, the Golf Course, and the scenic Broxbourne Woods. Early viewing is highly recommended to avoid disappointment. The local shops in Goffs Oak, Cuffley main line station is also close by.

- **GAS HEATING & DOUBLE GLAZING**
- **SECLUDED GARDEN**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **FITTED KITCHEN/BREAKFAST ROOM**
  - **UTILITY ROOM**
  - **4 BEDROOMS**
- **EN-SUITE BATHROOM TO MASTER**
  - **FAMILY BATHROOM**
- **INTEGRAL GARAGE & LARGE DRIVEWAY**



## ENTRANCE

Double glazed door to hallway, outside courtesy light.

## HALLWAY

19'3 x 7'2

Tiled flooring, double radiator, coved cornice to ceiling, stairs to first floor accommodation, under stairs storage cupboard, telephone point, power points, doors to downstairs accommodation and downstairs cloakroom.

## CLOAKROOM

Low flush wc, pedestal wash hand basin, single radiator, tiled walls and flooring, extractor fan.

## LOUNGE

17' x 11'10

Double glazed patio doors to garden, feature fireplace with display, fitted gas fire, double radiator, coved cornice to ceiling, ceiling rose, fitted carpet, TV point, wall light points, power points.

## DINING ROOM

16'5 x 9'10

Double glazed window to front, double radiator, coved cornice to ceiling, fitted carpet, power points.

## KITCHEN

13'5 x 11'10

Double glazed window to rear over looking garden, range of fitted wall and base units, roll top work surfaces, stainless steel sink unit, tiled splash backs, double oven, gas hob with extractor above, dishwasher, tiled flooring, inset spot lights, coved cornicing to ceiling, double radiator, door to utility room, double glazed door to garden.

## UTILITY ROOM

Stainless steel sink unit with cupboards below, tiled flooring and walls, plumbing for washing machine and tumble dryer, gas boiler.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to front, doors to

accommodation, access to loft space, fitted carpet, coved cornicing to ceiling, double radiator, power points.

## LARGE FAMILY BATHROOM

Suite comprising panelled bath with mixer tap, shower attachment, pedestal wash hand basin, low flush wc, double walk in shower, three quarter tiled walls, tiled flooring, coved cornicing to ceiling, inset spot lights, double radiator, double glazed window to side.

## BEDROOM ONE

15'9 x 11'10

Double glazed window to rear, range of fitted wardrobes to one wall, fitted carpet, double radiator, coved cornicing to ceiling, TV point, telephone point, power points, door to en suite

## EN SUITE

Suite comprising panelled bath with mixer tap, shower attachment, pedestal wash hand basin, low flush wc, three quarter tiled walls, tiled flooring, inset spot lights, double radiator, double glazed window to side.

## BEDROOM TWO

17' x 11'6

Double glazed window to rear, range of fitted wardrobes to one wall with drawer unit and shelves, laminate flooring, coved cornicing to ceiling, TV point, power points.

## BEDROOM THREE

12'1 x 11'10

Double glazed window to front, built in cupboard, double radiator, fitted carpet, power points, home security system.

## BEDROOM FOUR

13'1 x 9'10

Double glazed window to front, double radiator, fitted carpet, power points.

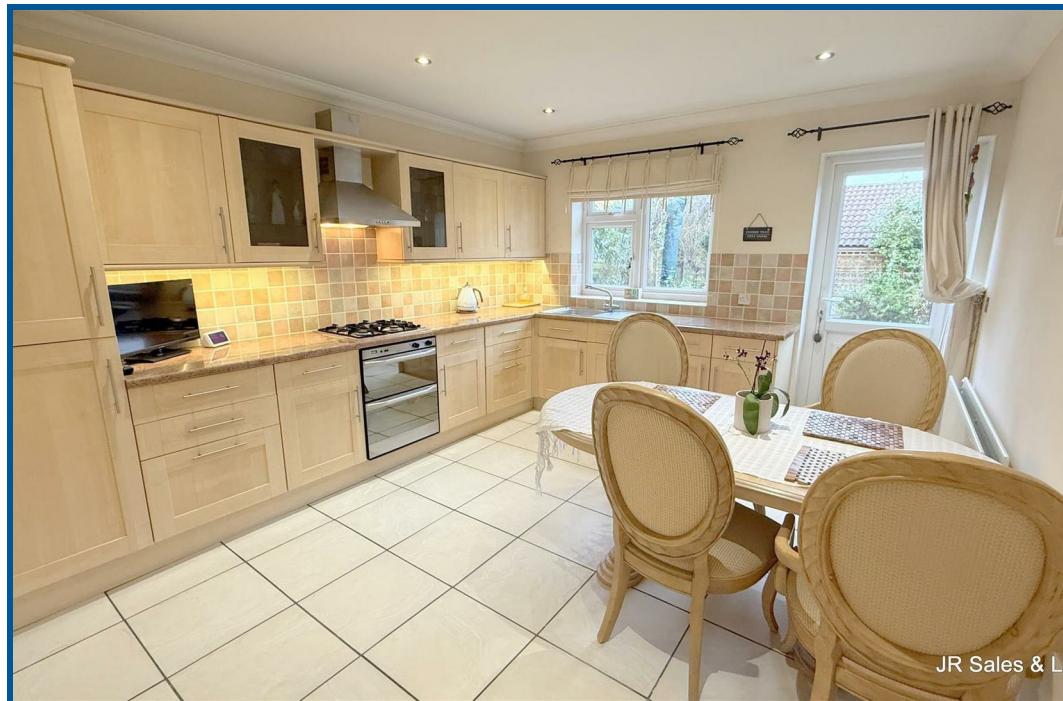
## EXTERIOR

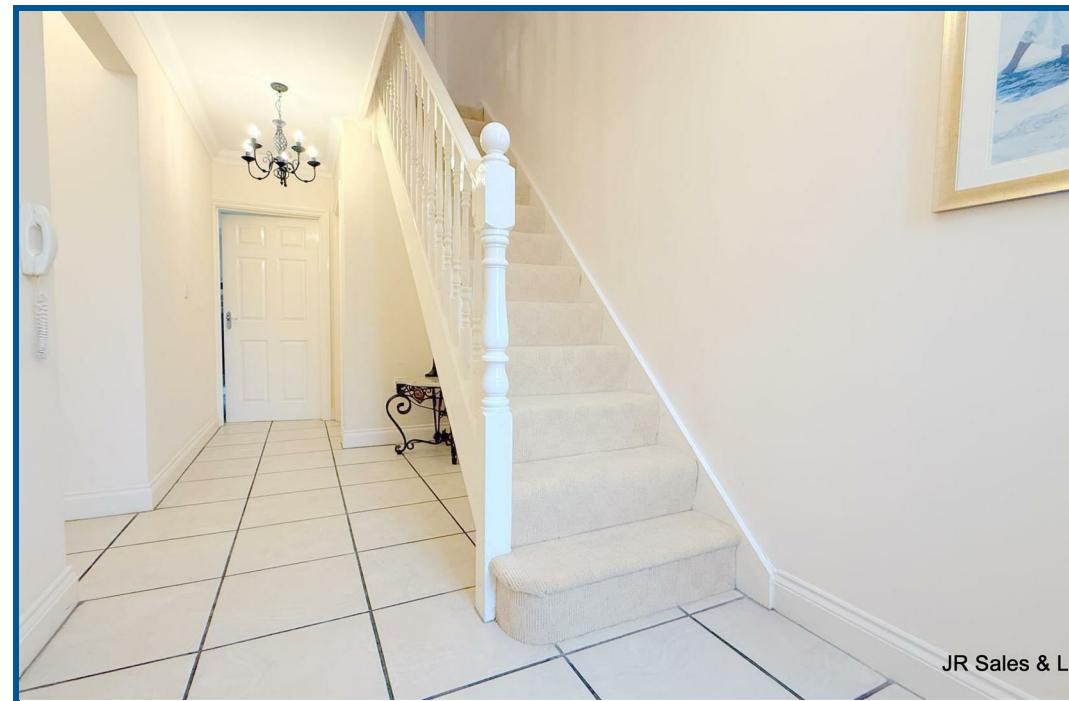
Approx 40ft garden to rear, mainly laid to lawn, flower borders, side pedestrian access.

## GARAGE

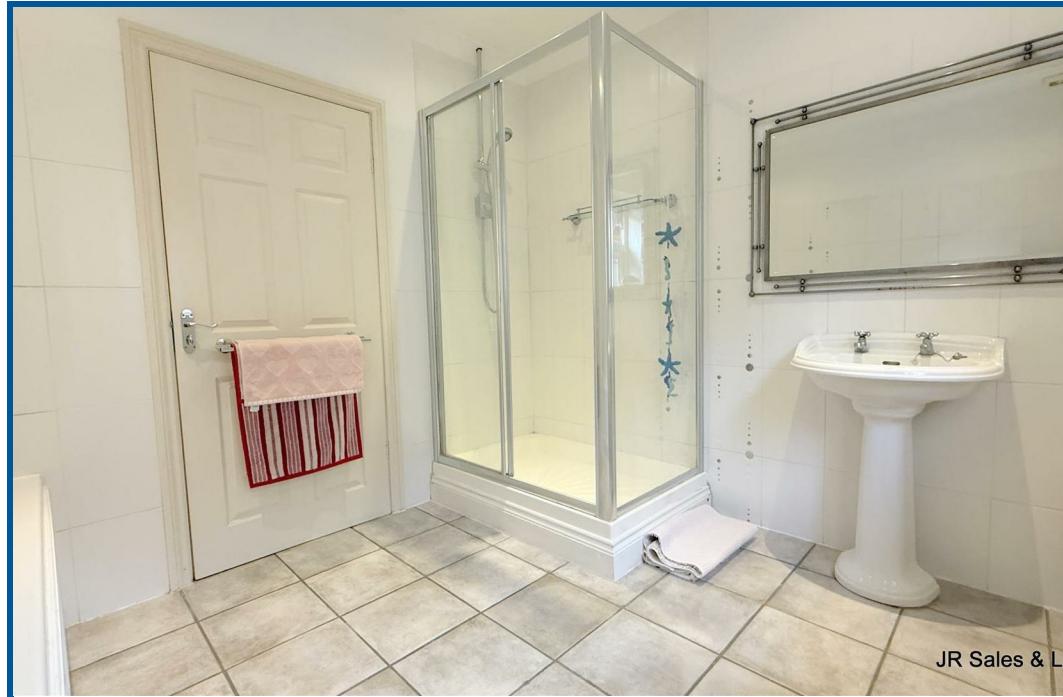
16'1 x 7'10

Up and over door with power and light.

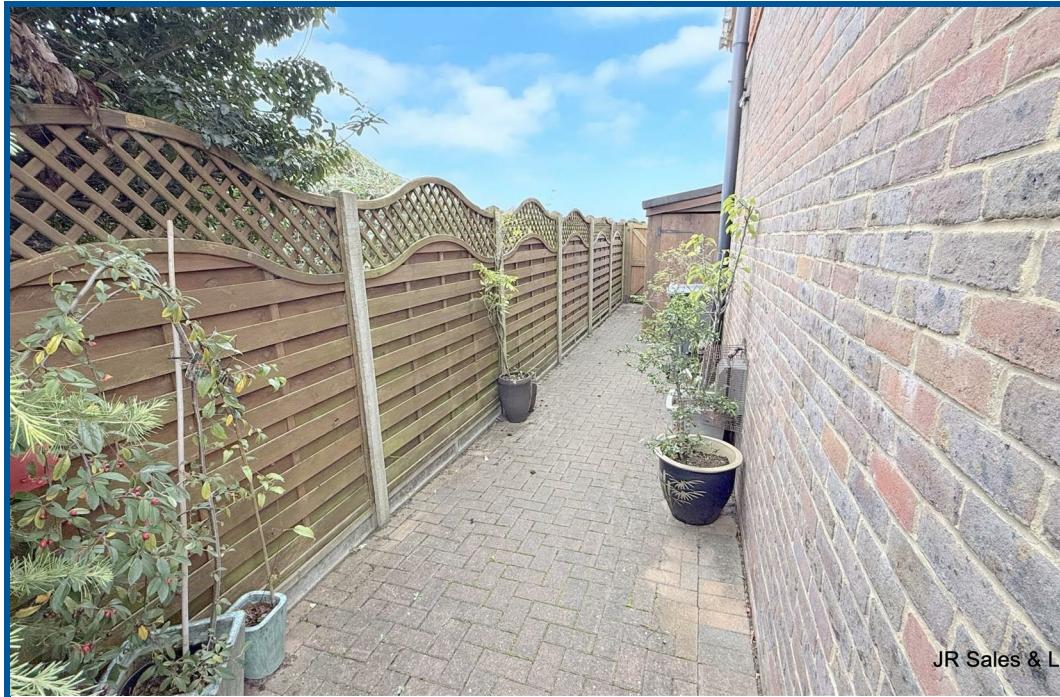








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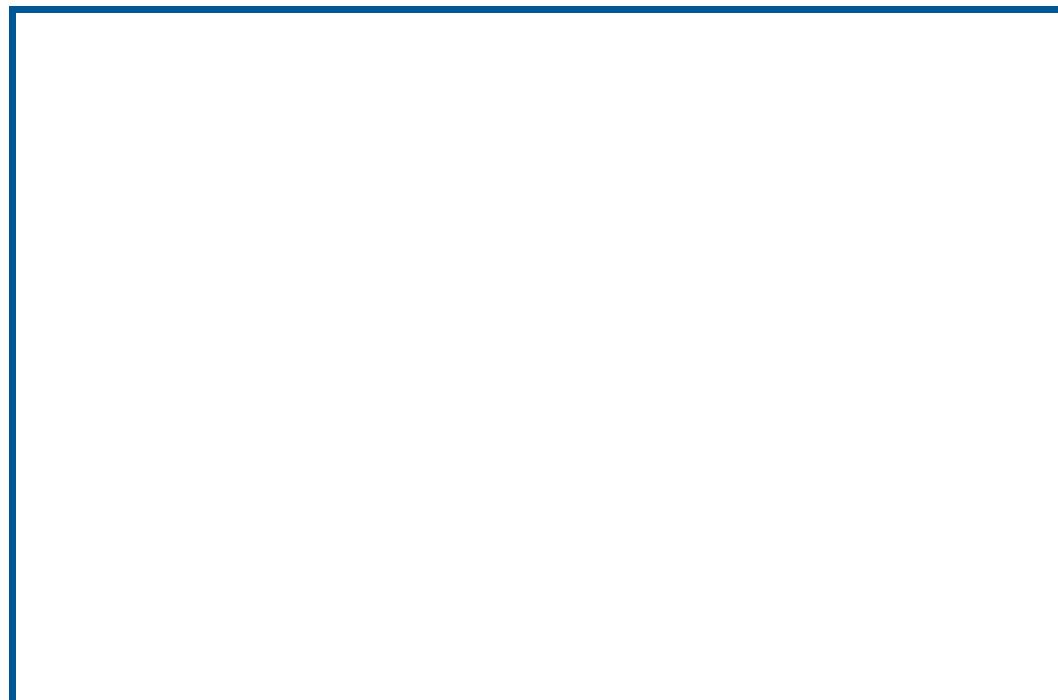
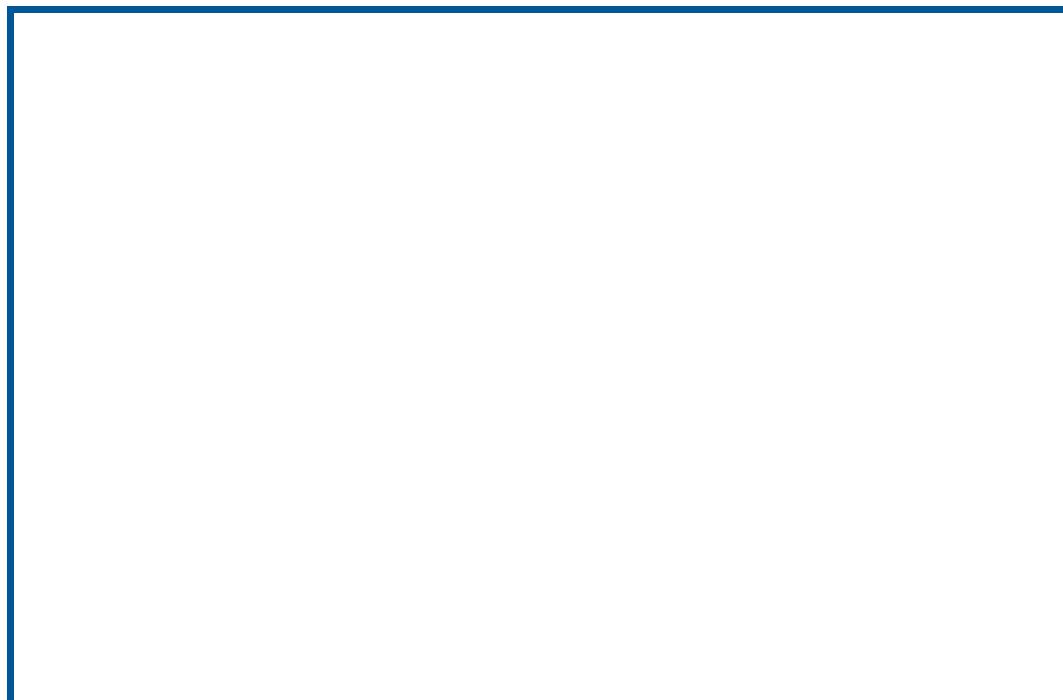
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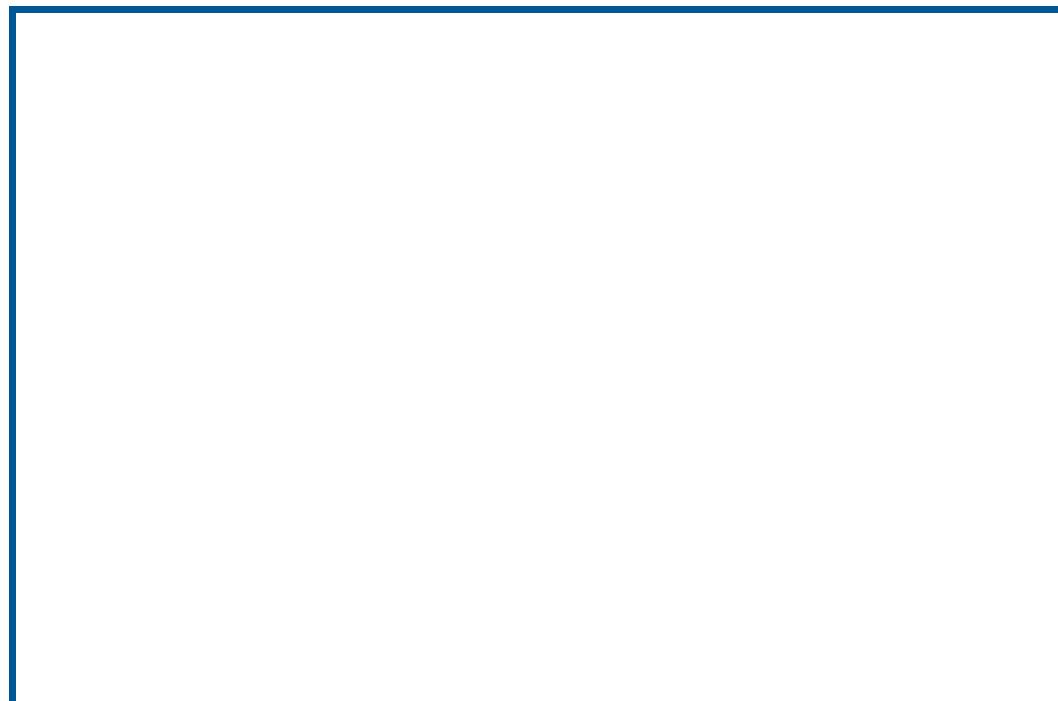
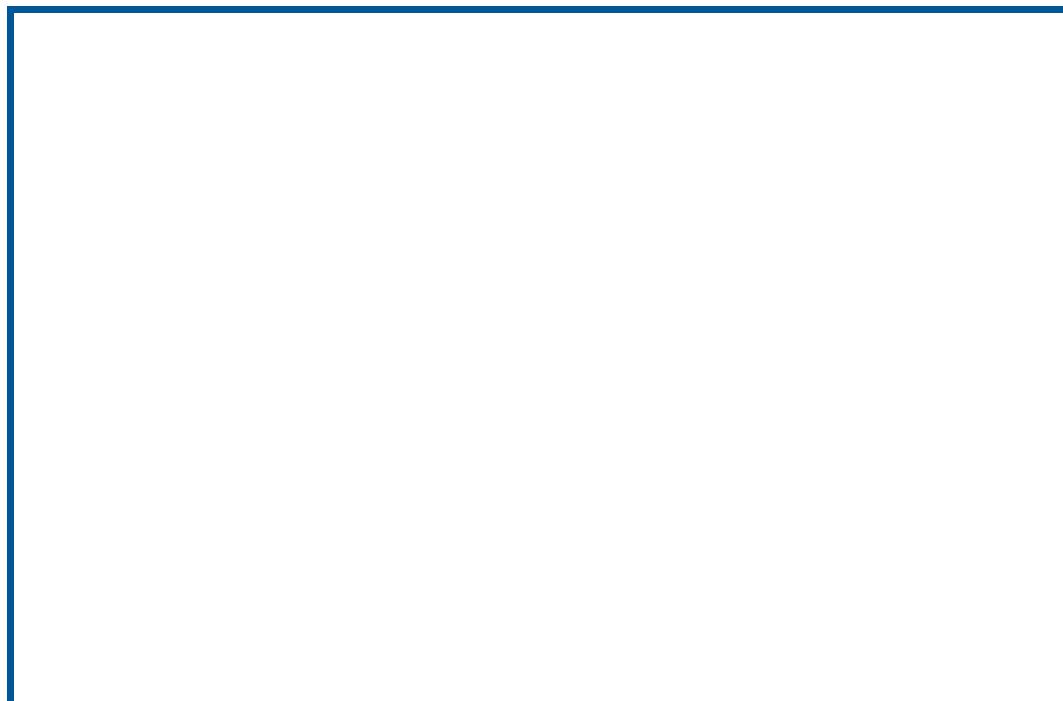


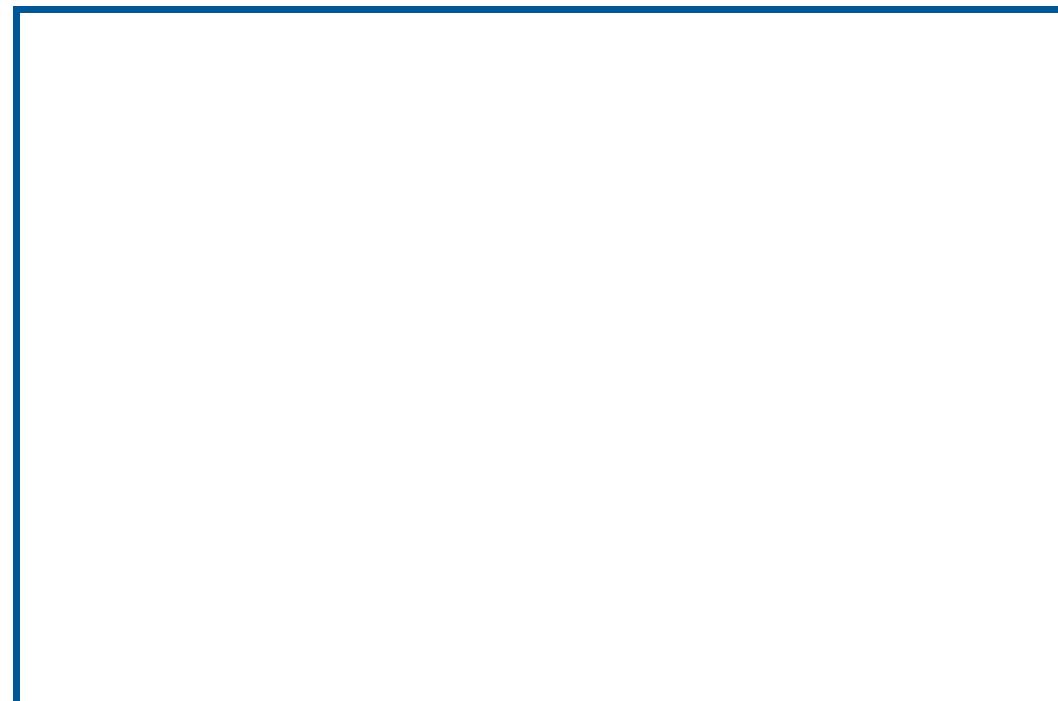
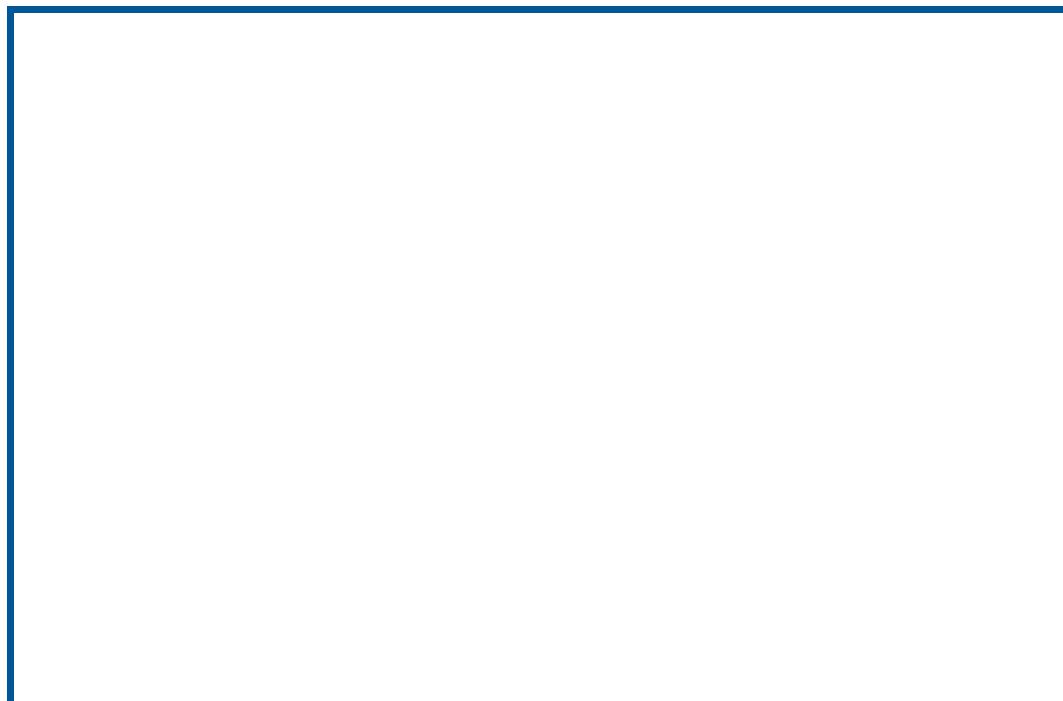
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TOTAL APPROX. FLOOR AREA 1708 SQ.FT. (158.6 SQ.M.)

