



JR Sales & Letting

**Brookfield Gardens  
Cheshunt**

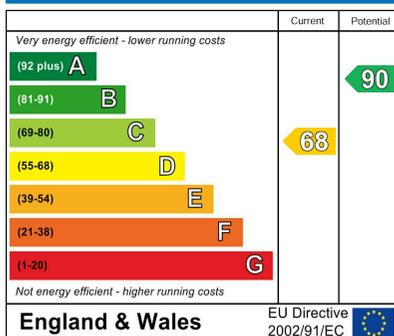


**£449,995  
Freehold**

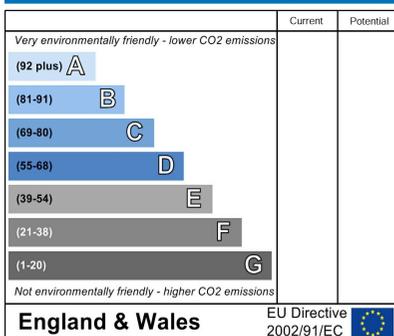
Welcome to this charming property featuring a block-paved driveway with parking for two cars. The inviting entrance leads to a hallway with laminate wooden flooring and stairs to the first floor. The living room boasts a feature fireplace and a double glazed bay window. The kitchen/dining room is well-lit with a cast iron fireplace and access to the conservatory. Three bedrooms on the first floor offer comfort and storage. The family bathroom showcases modern amenities. A conservatory, garden with a play area, and a garage complete this delightful home. Situated close to local schools & the Brookfield Farm Shopping Centre, this property offers convenience and accessibility. Contact us for more details and to schedule a viewing.

- **Double Glazing & Gas Heating**
- **Superb Open Planned Kitchen/Dining Room**
- **Cosy Living Room With Fireplace**
- **Double Glazed Conservatory**
- **Three Bedrooms**
- **Modern Upstairs Bathroom**
- **Own Driveway Parking**
- **57' Rear Garden**
- **Close to Brookfield Farm Shopping Facilities & Local Schools**
- **Transport Facilities nearby**

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



#### Front

Block paved driveway with parking for 2 cars. Cupboard door.

#### Entrance

Double glazed opaque composite door with matching side window to the:-

#### Hallway

Laminate wooden floor. Radiator. Stairs to first floor with timber balustrade with storage under. Doorway to the kitchen. Door to:-

#### Living Room

13'5 x 12'1  
Double glazed bay window to the front. Feature fireplace with cast iron inset and painted tiles with wooden surround and slate hearth. Double radiator. Moulded coving to ceiling.

#### Kitchen/Dining Room

18' x 11'7  
Double glazed window to the rear. Double glazed sliding patio door to the conservatory. Inset spotlights to the ceiling. Feature cast iron fireplace with slate hearth. Double radiator. Range of wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Space for a tall fridge freezer. Ceramic hob with extractor fan over. Integrated oven. Breakfast bar. Space for and plumbing for dishwasher. Tiled splash backs.

#### First Floor Landing

Access to loft space and doors to:-

#### Bedroom 1

11'1 x 11'5  
Double glazed window to the rear. Radiator. Range of fitted wardrobes.

#### Bedroom 2

11'4 x 10'11 into the door recess  
Double glazed window to the front. Radiator.

#### Bedroom 3

8'2 x 8'9 narrowing to 5'11  
Double glazed to the front. Radiator. L-shaped room.

#### Family Bathroom

Opaque double glazed window to the rear. Matt black towel radiator. Suite comprising low flush W.C with push button flush. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap and shower with glass shower screen. Mirror bathroom cabinet with LED lights. Extensively tiled walls and flooring in attractive marble effect tiles.

#### Conservatory

16'1 x 8'8  
Double glazed French doors to the garden. Double glazed windows. Laminate wooden floor. Space and plumbing tumble drier and washing machine.

#### Garden

57'  
Mainly laid to lawn. Indian sandstone patio area. Water tap. Children bark play area.

#### Garage

15'7 x 7'9  
Up and over door. Power. Access is via rear service road.



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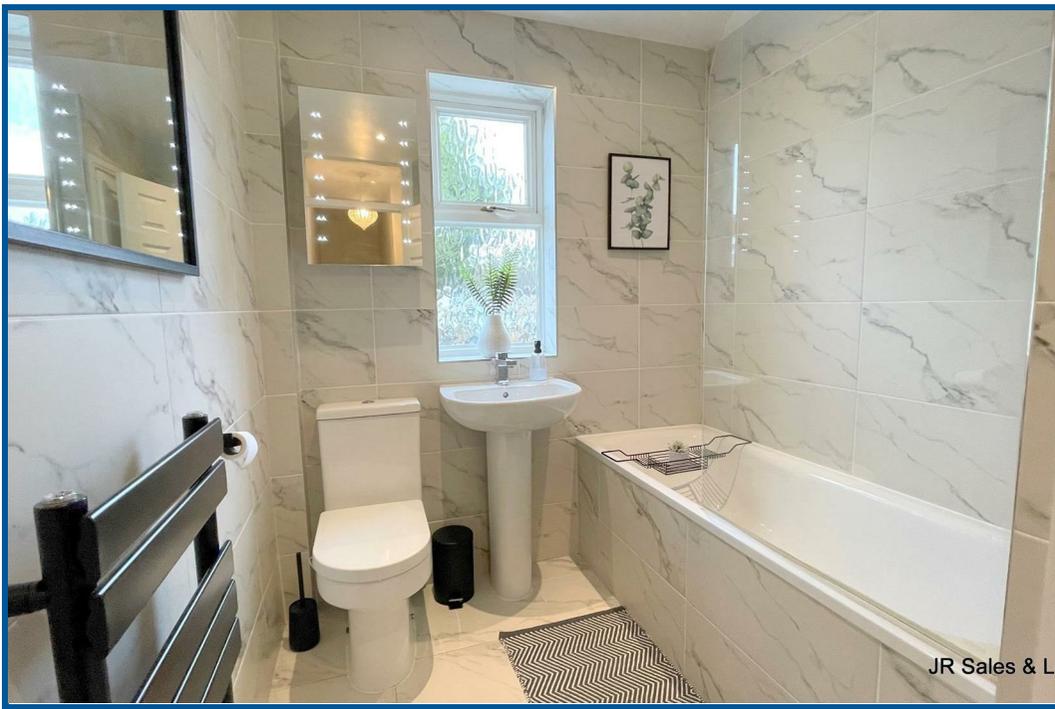


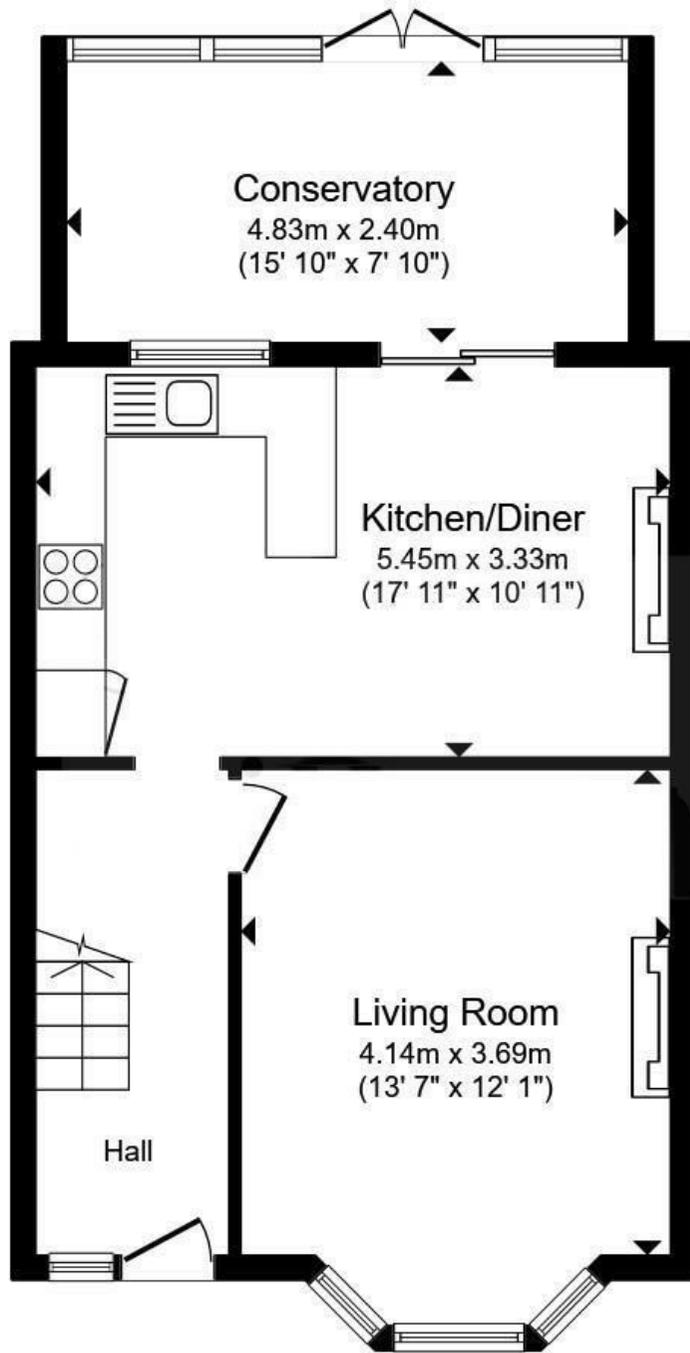
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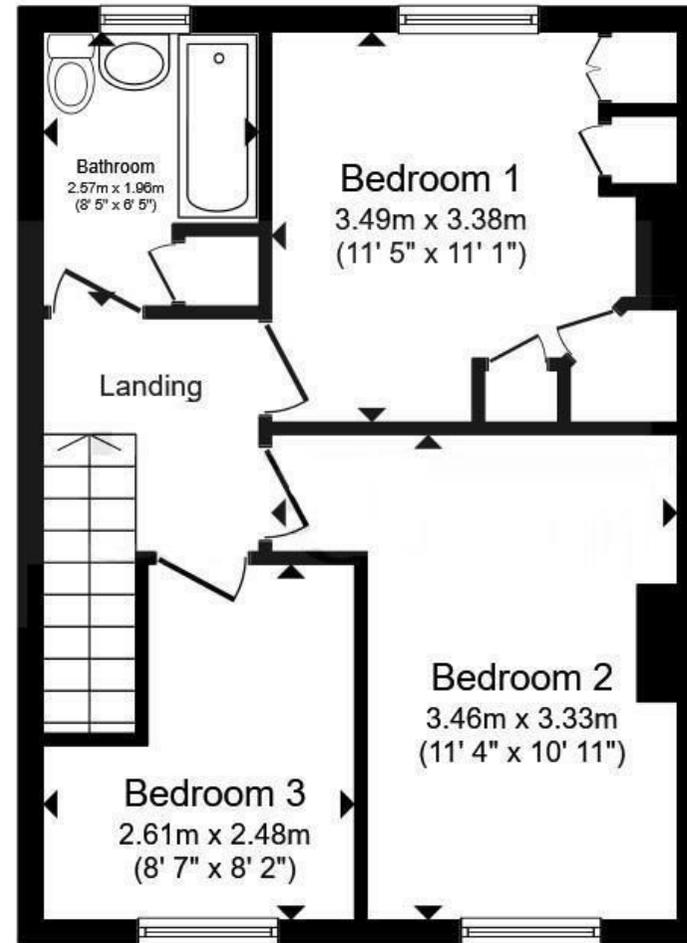
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**Ground Floor**



**First Floor**

Total floor area 96.0 sq. m. (1,033 sq. ft.) approx