



**Friern Close  
West Cheshunt**



**£895,000  
Freehold**



Spacious and Versatile Five-Bedroom Detached Home in Exclusive Non-Estate Setting

A deceptively spacious five double bedroom, three bathroom, three reception room fully detached home, offering generous and versatile family accommodation. Situated within a small, exclusive development in a non-estate location, the property enjoys a peaceful setting with easy access to local amenities.


The ground floor comprises a welcoming living room, separate dining room, study, ground floor WC, and a spacious kitchen/diner featuring granite worktops.


On the first floor, there are four well-proportioned bedrooms, all with built-in wardrobes, two of which benefit from en-suite bathrooms, in addition to a modern family bathroom. The top floor houses a large, private fifth bedroom, ideal as a guest suite, playroom, or home office.

Externally, the property boasts an exceptional landscaped rear garden with a tropical feel, complete with palm trees, a BBQ area, and a hot tub area, providing a perfect retreat for relaxation and entertaining. To the front, a double-entrance driveway offers ample parking, along with a detached garage.

Ideally located within easy reach of shops, schools, and transport links, as well as scenic country walks and open countryside nearby.

- Deceptively spacious 5 double bedroom detached family home
- Set in a quiet, non-estate location within a small development
  - Three bathrooms including two en-suites
- Three reception rooms: living room, dining room, and study
  - Large kitchen/diner with granite worktops
  - Built-in wardrobes/cupbaord to all bedrooms
- Top-floor suite ideal for guests, teenagers, or home working
- Stunning landscaped tropical-style garden with palm trees, BBQ area & hot tub
  - Dual-access driveway and detached garage
- Conveniently located near shops, schools, transport links, and open countryside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

DRIVEWAY

Double entrance from Hammondstreet and the private road. Block paved driveway. Lights.

COVERED STORM PORCH

Aluminum double glazed entrance door with biometric opening into the:-

RECEPTION HALLWAY

Opaque double glazed window to the side. Inset spotlights to ceiling. Feature anthracite column radiator. Stairs to first floor with timber balustrade and cupboard under. Coving to ceiling. LVT grey oak flooring. Doors to:-

W.C.

Opaque double glazed window to the side. Low flush W.C. with concealed cistern built into a unit with push button flush and toilet roll holder. Vanity wash hand basin with mixer tap, cupboard under and splash back. Feature anthracite column radiator. Fitted mirror. Extractor fan. Inset spotlights to ceiling.

STUDY

9'8 x 9'8  
Double glazed box bay window to the front. Inset spotlights to ceiling. Moulded coving. LVT grey oak flooring. Radiator.

UTILITY ROOM

Double glazed window and door to the side. Extractor fan. Inset lighting. Coving to ceiling. Amtico oak flooring. Range of wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Plumbing and spaces for washing machine and tumble dryer.

KITCHEN

15'1 x 13'2  
Double glazed windows to the front and side. LVT oak wooden flooring. Inset spotlights to ceiling. Moulded coving. Feature anthracite column radiator. Range of wall and base fitted units with quartz stone worktops over with up-stands incorporating an underslung stainless steel 1 1/2 bowl sink with mixer tap and drainer grooves. Five ring hob gas hob and grill. Stainless steel extractor fan over. Eye level oven and microwave. Space for American fridge freezer with water connection. Plumbing for dishwasher and under lighting on the units. Breakfast bar. Cupboard housing a recently fitted Vaillant boiler. Space for a wine fridge. Water softener. Double opening to:-

DINING ROOM

15'2 x 11'1  
Double glazed bi-folding doors to the garden. Double glazed window to the side. Radiator. LVT oak wooden flooring. Inset lights to the ceiling. Moulded coving. Door to the hallway. Double opening to the:-

LOUNGE

17'3 x 16  
Double glazed aluminum French doors to the garden. Double glazed window to the side. Column radiator. Inset lighting to ceiling. Moulded coving. Feature fireplace with gas inset stainless steel fire (currently disconnected) with a limestone hearth. LVT grey oak wooden flooring.

LANDING

Double glazed window to the side. Inset lighting to ceiling. Moulded coving. Built in airing cupboard housing a Megaflo hot water storage. Doors to:-

BEDROOM 1

Double glazed windows to the rear. Radiator. Moulded coving. Inset spotlights to ceiling. Built in double wardrobe. Door to:-

EN-SUITE

Opaque double glazed window to the side. Tiled enclosed double shower cubicle with niche, mixer valve, rain head and hand attachment. Back to wall low flush W.C. built into a unit with push button flush. Semi-counter wash hand basin with mixer tap and cupboards under. Inset spotlights to ceiling. Extractor fan. Feature chrome towel radiator. Extensively tiled walls and flooring. Built in storage cupboard.

BEDROOM 4

Double glazed window to the rear. Moulded coving to ceiling. Inset spotlights to ceiling. Radiator. Built in double wardrobe.

BEDROOM 2

Double glazed window to the front. Radiator. Moulded coving to ceiling. Inset spotlights to ceiling. Built in double wardrobe. Door to:-

EN-SUITE SHOWER

Opaque double glazed window to the side. Inset spotlights to ceiling. Extractor fan. Back to wall low flush W.C in a built in unit with push button flush and toilet roll holder. Semi-counter wash hand basin with mixer tap and cupboards under. Wall mounted LED mirror. Feature column chrome towel radiator. Tile enclosed double shower cubicle with niche, mixer valve, rain head and hand attachment. Extensively tiled walls and flooring in complimentary ceramics.

BEDROOM 3

Double glazed window to the front. Radiator. Built in double wardrobe. Moulded coving. Inset spotlights to ceiling.

FAMILY BATHROOM

Opaque double glazed window to the side. Suite comprising on a panel shower bath with mixer valve, hand attachment and rain head. Back to wall low flush W.C in built into a unit with push button flush and toilet roll holder. Semi countered wash hand basin with mixer tap and cupboards under. Feature chrome towel radiator. Fitted LED mirror. Extractor fan. Inset spotlights to ceiling. Extensively tiled walls and flooring in complimentary ceramics.

SECOND FLOOR

Stairs to second floor. Double glazed window to the side. Inset spotlights to ceiling. Timber balustrade. Door to:-

BEDROOM 5

Triple aspect double glazed Velux windows. Amtico grey oak flooring. Inset spotlights to ceiling. Two large built in storage cupboards. Feature vaulted ceiling.

GARAGE

Electric roller door. Power and lighting. Opaque double glazed window. Storage in the loft space

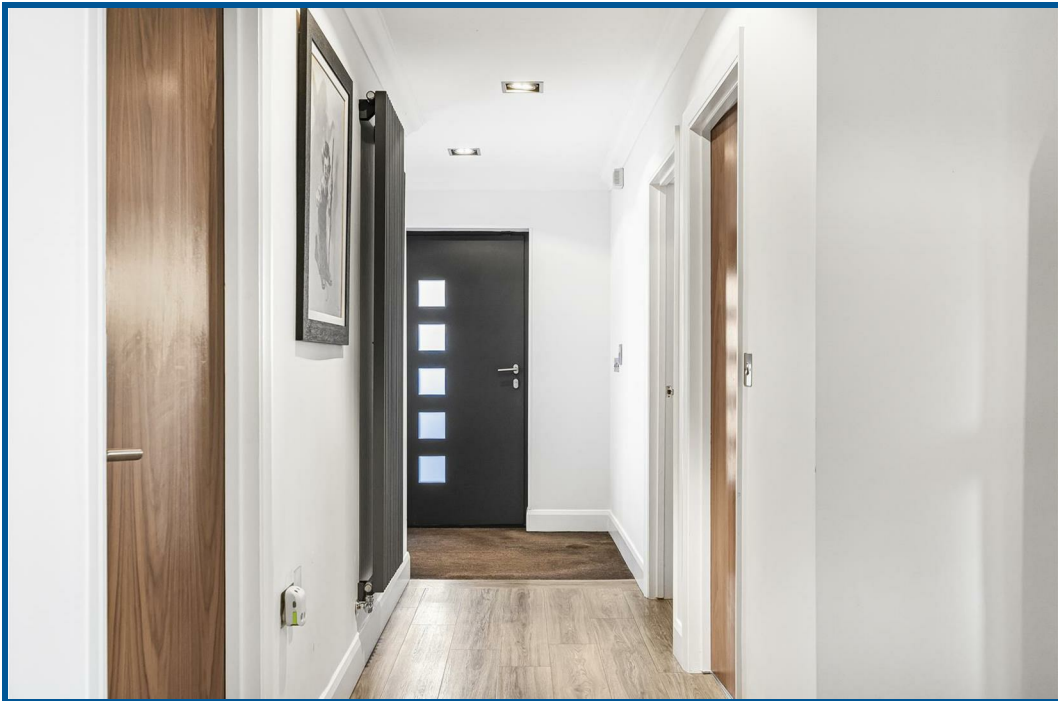
SOUTH FACING GARDEN

Two side accesses via timber gates. Large porcelain patio area. Beautifully landscaped. Astro turf areas. Raised shrub and flower borders with palm trees and landscaped stones. Double size aluminium pergola with porcelain patio creating seating and BBQ area with lighting. Raised decking area with hot tub area, seating area and lighting. Power point. Water tap. Lighting.

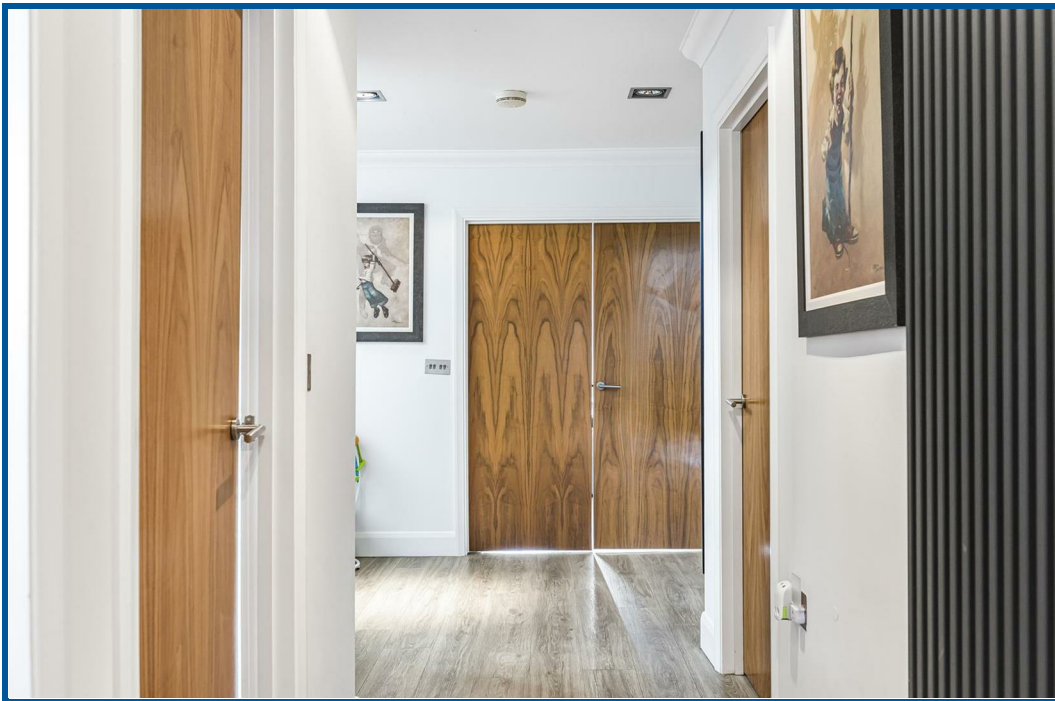
AGENTS NOTE

Some items mentioned for instance the hot tub, aluminum pergolas and other fixtures and fittings may be left subject to negotiation.

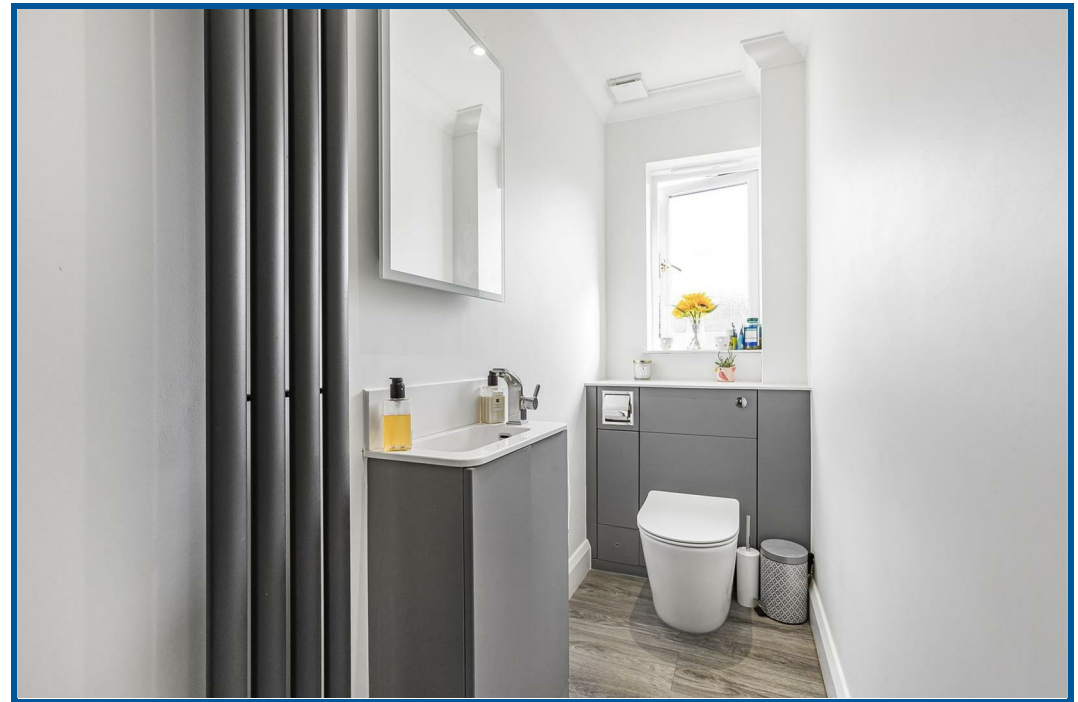
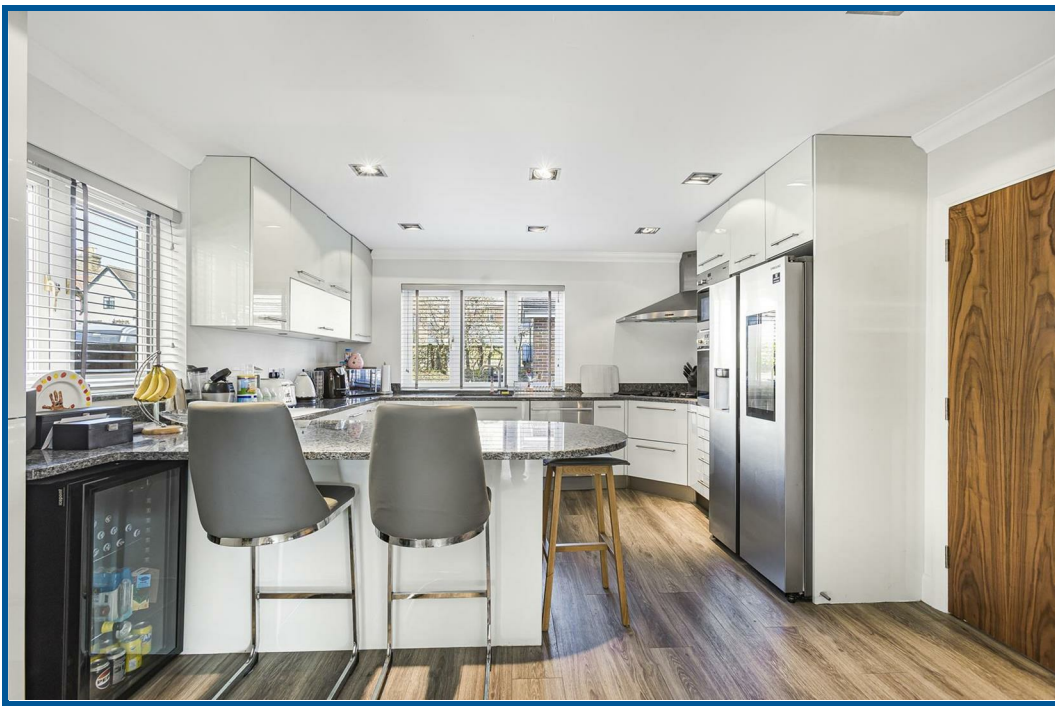




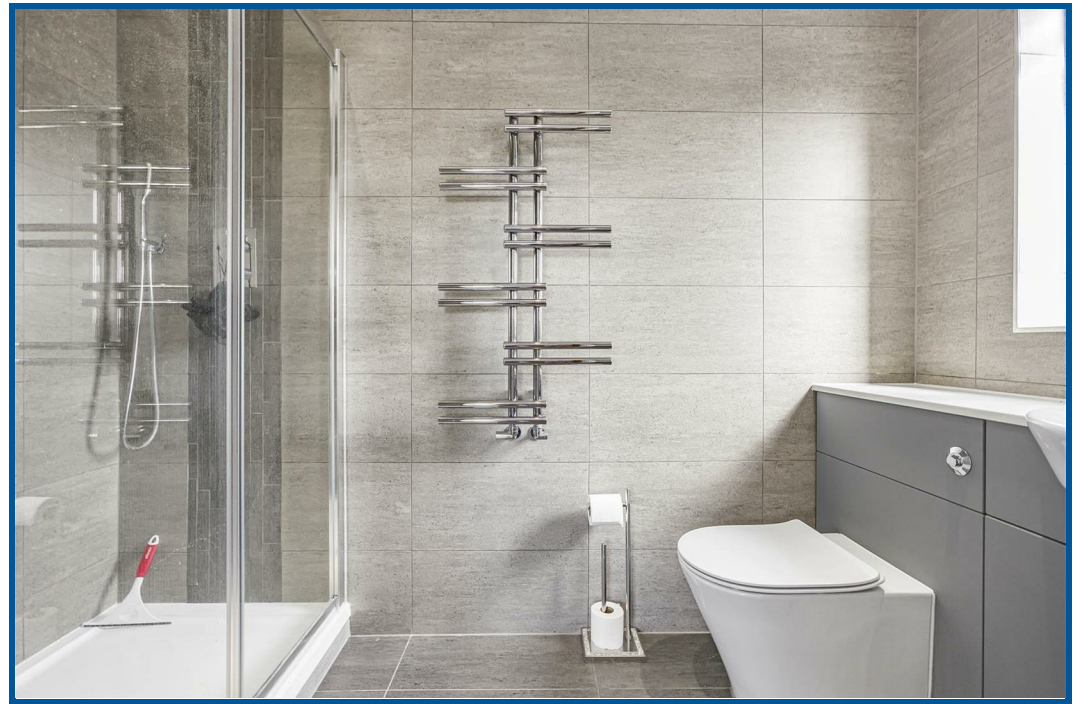








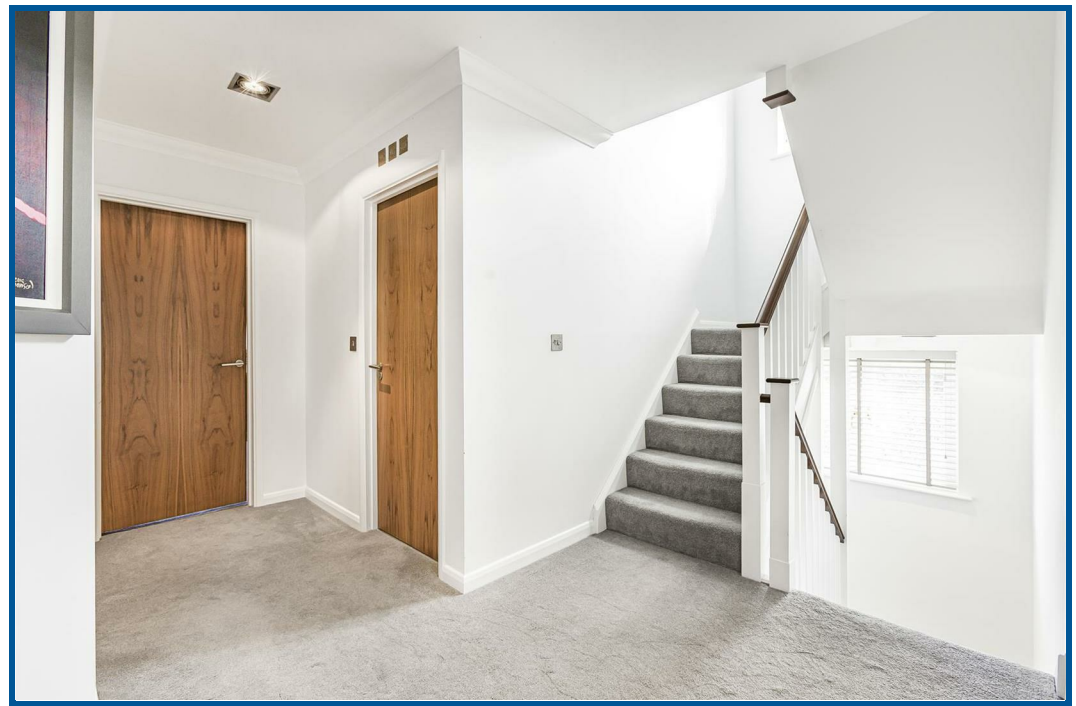




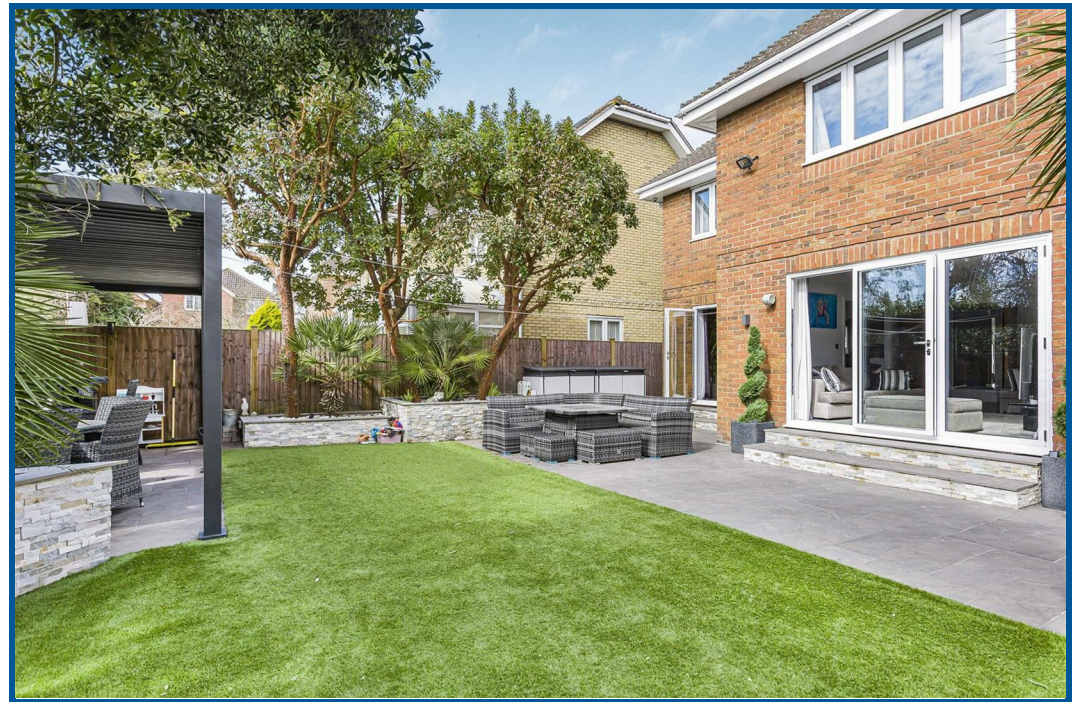




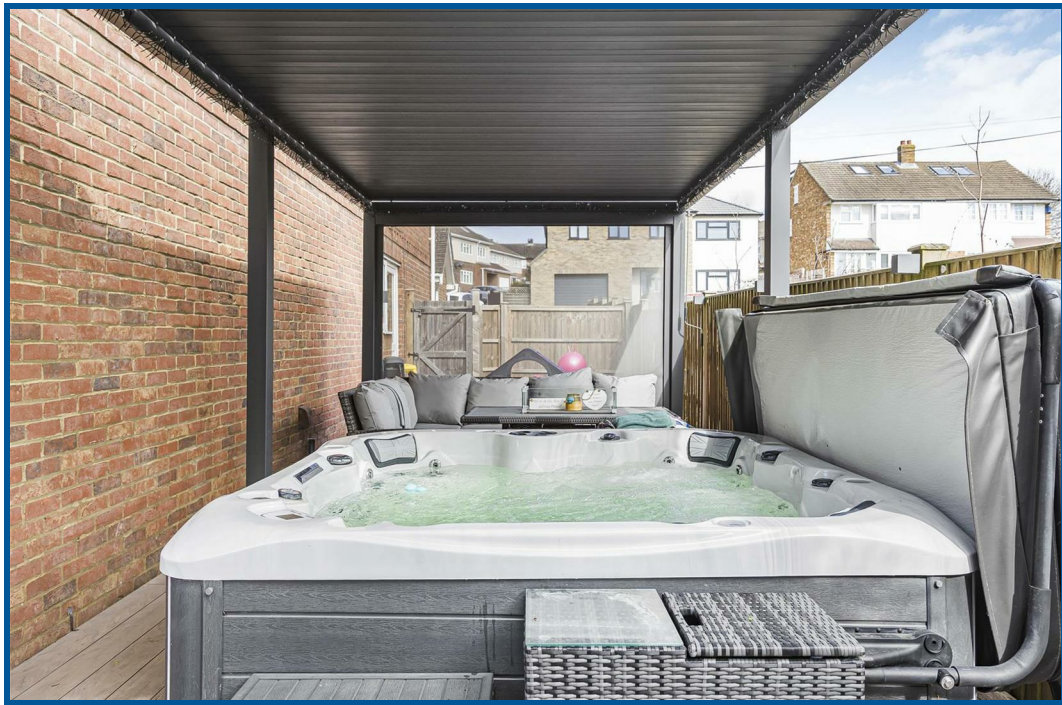














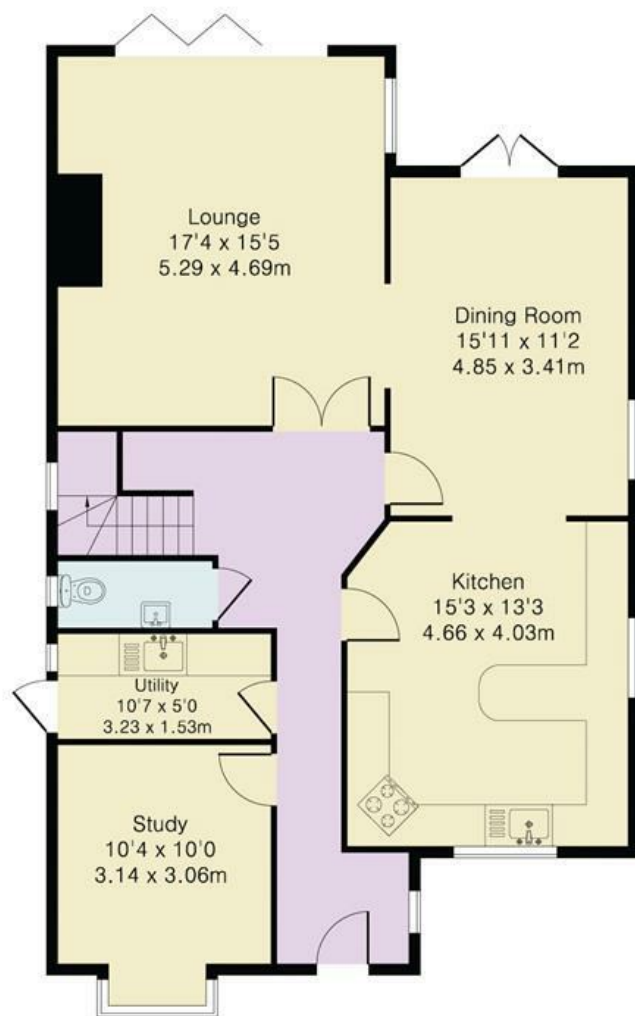
**Approximate Gross Internal Area 2655 sq ft - 247 sq m**

Ground Floor Area 1032 sq ft – 96 sq m

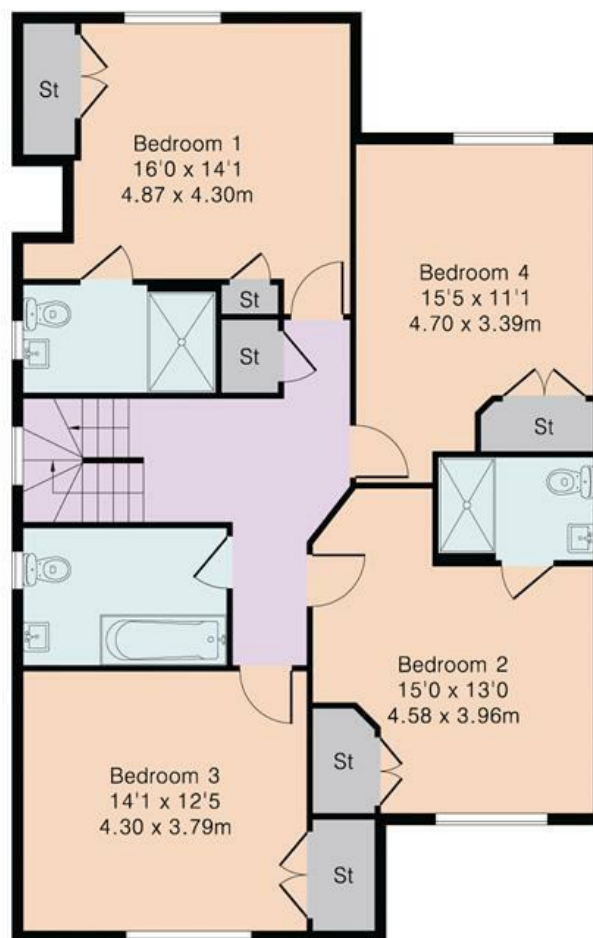
First Floor Area 1013 sq ft – 94 sq m

Second Floor Area 397 sq ft – 37 sq m

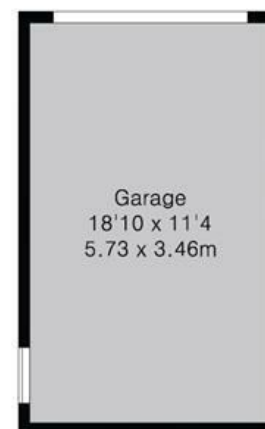
Garage 213 sq ft – 20 sq m



Ground Floor



First Floor



Garage



Second Floor