



JR Sales & Lettings

**Arundel Close  
West Cheshunt**



**£474,950  
Freehold**



Offered Chain Free – A delightful two-bedroom semi-detached bungalow boasting a superb 85ft rear garden, a good-sized block paved driveway, and a detached garage. Situated in a quiet and sought-after cul-de-sac, yet conveniently close to local shops, cafe, amenities, and excellent transport links including the 242 & 251 bus routes and Cheshunt Train Station. The property offers plenty of scope and potential for extension or loft conversion (subject to planning). A fantastic opportunity – viewing highly recommended.

- **Offered chain free**
- **Situated in a quiet and sought-after cul-de-sac**
  - **Generous 85ft south-facing rear garden**
  - **Two bedrooms**
- **Good-sized block paved driveway providing ample off-street parking**
- **Detached garage for storage or secure parking**
  - **Plenty of scope to extend or convert the loft (subject to planning permission)**
    - **Close to local shops and amenities**
- **Excellent transport links: 242 & 251 bus routes and Cheshunt Train Station nearby**
- **A fantastic opportunity with great potential – viewing highly recommended**

#### **Front**

Block paved. Parking for multiple vehicles. Gated side entrance to garage.

#### **Entrance**

Leaded light double glazed UPVC entrance door to the:-

#### **Hallway**

Radiator. Coving to ceiling. Access to loft space. Opaque glazed French doors into:-

#### **Living Room**

17'1 x 10'9

Double glazed French Doors and side windows to the garden. Radiator. Coving to ceiling. Feature fireplace with gas real flame effect fire with wooden surround, with marble inset and hearth with back boiler. Wall lights.

#### **Kitchen**

11'8 x 8'10

Double glazed window to the side. Double glazed door and window to the rear. Range of wall and base fitted units in gloss white with roll edge work surfaces over incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Eye level double oven. Plumbing and spaces for dishwasher and washing machine. Four ring hob with extractor fan over. Integrated fridge and freezer. Cupboard housing immersion cylinder. Tiled splash backs. Part tiled walls. Double radiator.

#### **Conservatory**

8' x 4'6

Double glazed windows. Double glazed opaque door to the garden.

#### **Bedroom 1**

14'4 x 10'10

Georgian style double glazed window to the front. Radiator. Coving to ceiling. Range of fitted wardrobes with bed recess with matching dressing table.

#### **Bedroom 2**

8'11 x 8'10

Georgian style double glazed windows to the front. Double radiator. Coving to ceiling.

#### **Bathroom**

Opaque double glazed window to the side. Radiator. Suite comprising of low flush W.C. Pedestal wash hand basin. Walk in shower with a Mira electric shower with hand attachment. Extractor fan. Inset spotlight.

#### **Garden**

Crazy paved patio area and path. Timber shed. Mainly laid to lawn. Mature shrub and flower borders. Water tap. Light point. Courtesy door to:-

#### **Garage**

18'10 x 9'4

Glazed windows. Power and lighting. Up and Over door.

#### **To The Side**

Gated driveway. Access to garage and garden.





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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 <b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	 <b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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