



11 Manor Grove Avenue

Cheshunt, EN8 9FG

Price £560,000



CHAIN FREE Kirby Colletti are delighted to present this beautifully presented three-bedroom semi-detached family home, situated on the highly sought-after Manor Grove Avenue in West Cheshunt.

Built in 2017, this modern home offers well-planned accommodation comprising a spacious lounge, a superb open-plan kitchen/dining room, separate utility area, ground floor cloakroom, three generous bedrooms, an en-suite shower room to the principal bedroom and a contemporary family bathroom.

Externally, the property benefits from off-street parking, an integral garage and a large south-facing rear garden, ideal for entertaining and family living.

Perfectly positioned within easy reach of highly regarded schools, local amenities, Brookfield Shopping Centre, Cheshunt Town Centre and both Cheshunt and Theobalds Grove stations, providing excellent links into London. Excellent road connections via the A10 and M25 are also close by.

- Chain Free
- Kitchen/Diner
- Family Bathroom
- Off Street Parking
- Three Bedrooms
- Cloakroom
- South Facing Rear Garden
- Lounge
- En Suite Shower Room
- Garage



Accommodation

uPVC Double glazed front door to:

Entrance Hall

12'1 x 7'5 (3.68m x 2.26m)

Stairs to first floor. Understairs storage cupboard. Radiator with radiator cover. Door to:

Lounge

15'2 x 11 (4.62m x 3.35m)

Front aspect uPVC double glazed window. Radiator. Television aerial point.

Kitchen/Diner

14'7 x 12'4 (4.45m x 3.76m)

uPVC Double glazed casement door to rear garden. Range of wall and base mounted units. Work surfaces over. Under mounted one and half bowl stainless steel sink unit mixer tap over. Built in gas four ring hob. Extractor hood over. Built in 'Aeg' oven and microwave over. Integrated fridge/freezer and dishwasher. Door to:

Inner Lobby

6'1 x 3'11 (1.85m x 1.19m)

Plumbing for washing machine. Doors to garage & Cloakroom.

Cloakroom

5'11 x 4'6

Rear aspect uPVC double glazed window. White suite comprising low level W.C. Wash hand basin. Radiator. Extractor fan.

Forst Floor Landing

Loft access. Linen cupboard.

Bedroom One

11 x 10'1 (3.35m x 3.07m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboard to one wall. Door to:

En Suite Shower Room

10'1 max x 7'5 max (3.07m max x 2.26m max)

Front aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C with concealed cistern. Wash hand basin. Heated towel rail. Extractor fan. Recessed spotlights. Tiled floor.

Bedroom Two

11 x 10'1 (3.35m x 3.07m)

Rear aspect uPVC double glazed window. Radiator.

Bedroom Three

10'1 x 9'1 (3.07m x 2.77m)

Rear aspect uPVC double glazed window. Radiator.

Family Bathroom

7'5 x 6'3 (2.26m x 1.91m)

White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Wash hand basin. Low level W.C. with concealed cistern. Partly tiled walls. Heated towel rail. Extractor fan. Recessed spotlights. Tiled floor.

Exterior

Rear & Side Garden

South facing. Large patio area with remainder laid to lawn. Raised shrub border. Summer house. Outside tap. Power socket. Side pedestrian access.

Front Garden

Block paved driveway providing off street parking. Remainder laid to lawn. Shrub border.

Garage

20'2 x 10'5 (6.15m x 3.18m)

Up and over door. Light and power connected.

Agents note

Estate charge: Approximately £40 per calendar month



Road Map



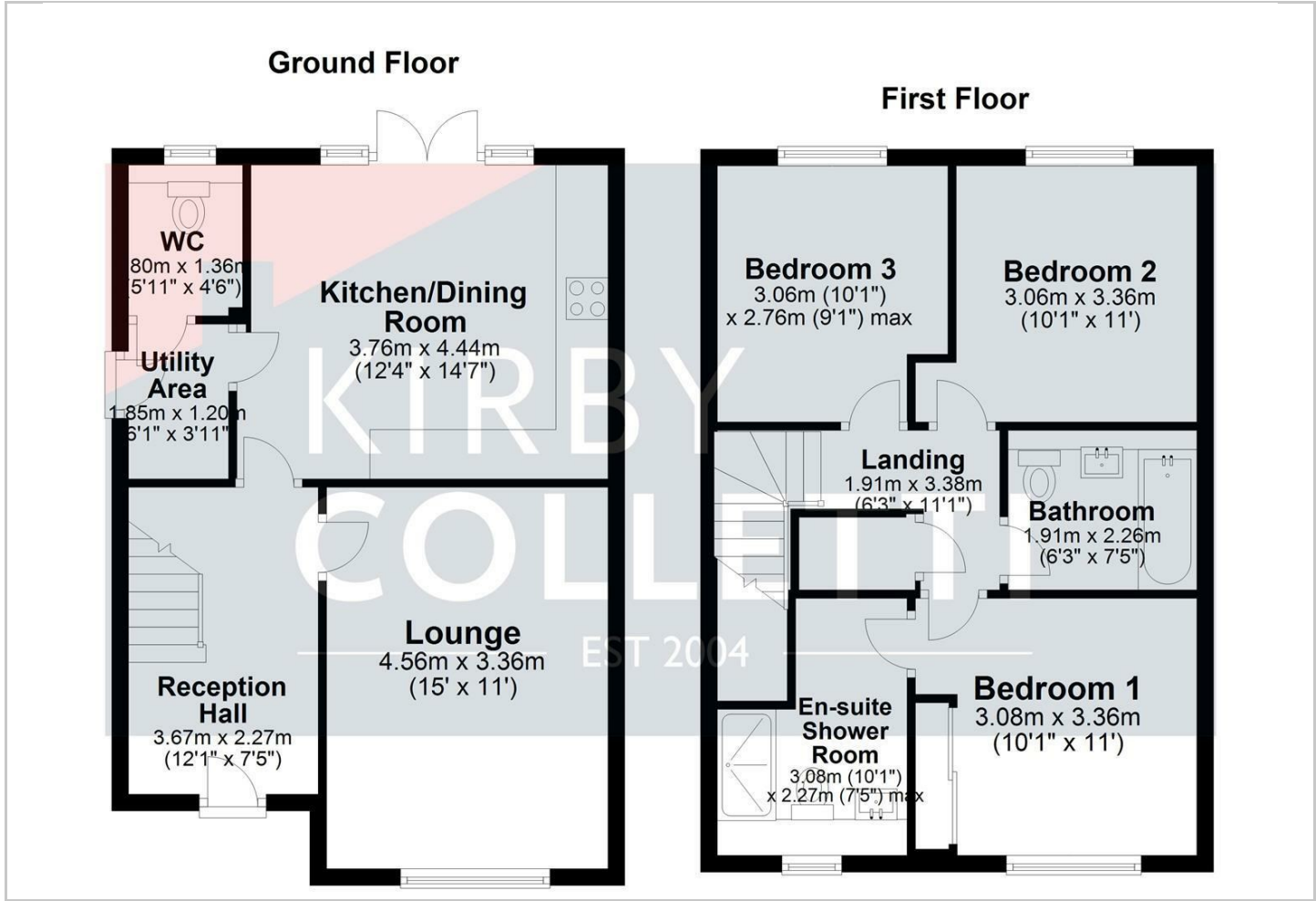
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

