



2 The Laurels, West Cheshunt, EN7 6NL
£579,995

Haydens
& Company

**** CHAIN FREE ** EN SUITE TO MASTER BEDROOM ** CONSERVATORY ** GARAGE & OWN DRIVEWAY ** LANDSCAPED REAR GARDEN ****

Situated in this quiet residential location, convenient for all amenities and EXCELLENT LOCAL SCHOOLS.
FEATURES GAS CENTRAL HEATING & DOUBLE GLAZING.

**** EARLY VIEWING RECOMMENDED ****



ENTRANCE

Part glazed front door to hallway.

HALLWAY

Marble tiled flooring, turned staircase to first floor, single radiator, double doors to lounge, door to kitchen.

CLOAKROOM

White suite comprising low flush wc, wash hand basin, tiled splash backs, single radiator, marble tiled floor, double glazed window to front.

LOUNGE

25'3 x 9'8 into bay window (7.70m x 2.95m into bay window) Regency style white wood fire surround with fitted gas fire, marble inset and hearth, fitted carpet, TV point, power points, archway to dining area.

DINING AREA

9'8 x 9'8 (2.95m x 2.95m)

Patio doors to garden, fitted carpet, power points, radiator, coved cornice, textured ceiling, door to kitchen.

KITCHEN

9'9 x 9'5 (2.97m x 2.87m)

Wall and base units with work surfaces, stainless steel single drainer sink unit with mono mixer tap and cupboards below, tiled splash backs, gas hob with extractor above, double oven, spot lights, laminate flooring, power points, double glazed window to rear, door to utility room.

UTILITY ROOM

9'8 x 5'5 (2.95m x 1.65m)

Baxi wall mounted boiler (2 years old), window to side, space for tumble dryer, door to garage, door to conservatory.

CONSERVATORY

12'3 x 11'4 (3.73m x 3.45m)

Double radiator, laminate flooring, power points, double doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Via turned staircase, airing cupboard housing water cylinder, access to loft space.

BATHROOM

Comprising paneled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, low flush wc, radiator, fitted carpet, tiled walls.

BEDROOM 1

10'7 x 9'8 (3.23m x 2.95m)

Double glazed window to front, radiator, fitted wardrobes, fitted carpet, open via archway to vanity wash hand basin with cupboards below, tiled splash backs, door to en suite bathroom.

EN SUITE BATHROOM

White suite comprising paneled bath with mixer tap and shower head, low flush wc, part tiled walls, radiator, fitted carpet, double glazed window to side.

BEDROOM 2

10'5 x 9'9 (3.18m x 2.97m)

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

BEDROOM 3

9'6 x 9'5 (2.90m x 2.87m)

Double glazed window to rear, fitted carpet, power points, radiator, fitted wardrobes, textured ceiling.

BEDROOM 4

8'5 x 8'4 into recess (2.57m x 2.54m into recess)

Double glazed window to rear, fitted carpet, power points, radiator, spot lights, textured ceiling.

EXTERIOR

GARAGE

11'3 x 8'5 (3.43m x 2.57m)

Up and over door, power and light, fuse box.

OWN DRIVEWAY

With parking for two cars.

LANDSCAPED REAR GARDEN

approx 40' long (approx 12.19m long)

Block paved patio area and pathway, decorative fish pond, mature shrubs, timber summer house, lawned area, outside power point, water tap and water irrigation system, gated side access.

COUNCIL TAX BAND F

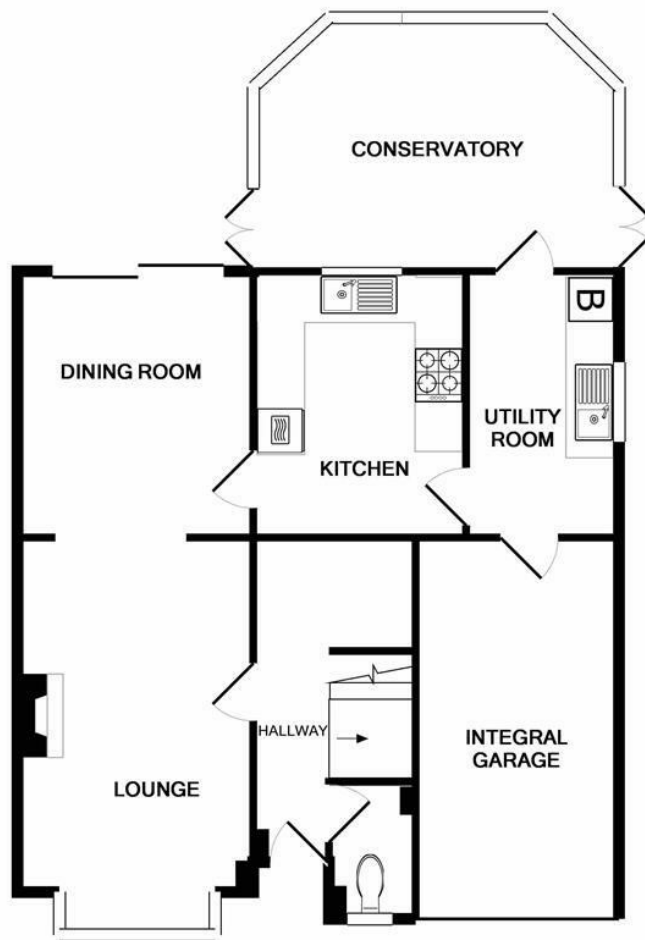
Disclaimer

All internal room measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

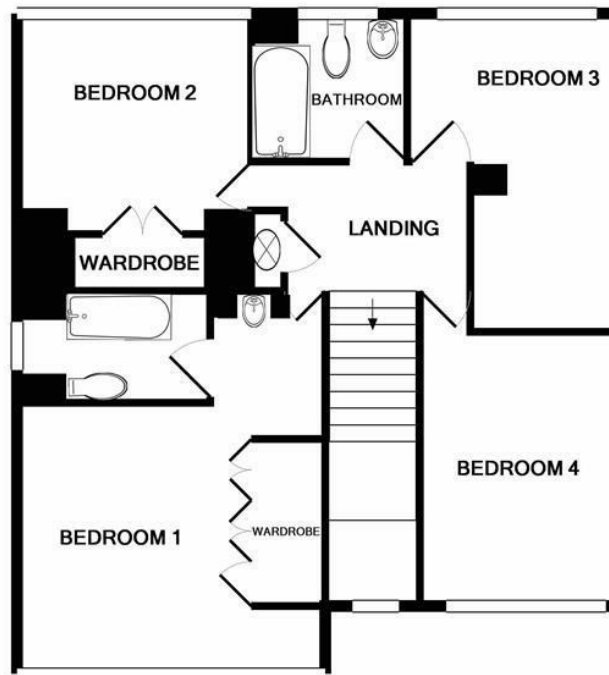
buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only & may show items that are not for sale or included in the sale of the property.





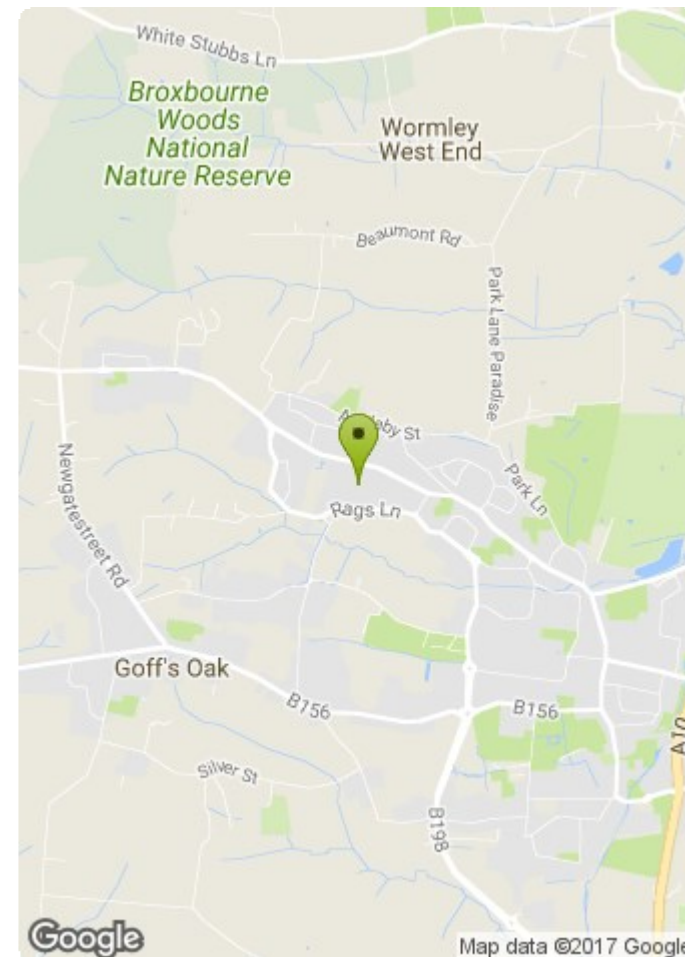


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

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

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