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## Franklin Avenue, West Cheshunt

A well-presented and spacious 1930's family home, with good-sized gardens and lots of potential, just a short walk from excellent schools and other amenities.

**£385,000**

01992 87 85 80

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### Overall Description

This 1930's mid-terraced house sits in a pleasant residential location close to good schools, making it popular with young families. This property has three good-sized bedrooms upstairs, with a downstairs bathroom and there is potential to convert the large loft into further bedrooms if so desired, as other properties have in the area (this can be done under permitted development rights although will need building regulations approval). Downstairs there is also an entrance hall, sitting/dining room, kitchen and garden room, which could be replaced with a kitchen/dining/family room extension if so desired (again, under permitted development rights). The property is in good decorative order and has gas-fired central heating and double-glazed windows. The large front and back gardens are a real feature of this property as they have been skilfully landscaped, with well-stocked flowerbeds, making them somewhere to enjoy all year around. The back garden even has a large workshop which has potential for conversion for other uses such as a home office, teenagers' den or gym. If you are looking for a spacious family home with potential, in a good child-friendly area, then look no further. We have an Open House booked from 10am to 11am on Saturday 11th April so please call to book a time slot.

### Location

The property is situated in a quiet residential location in sought-after West Cheshunt, so is nice and peaceful with little passing traffic, making it ideal for young families. There are several good schools in the immediate area including the Bonneygrove Primary School, Broxbourne Buttercups Pre-School and Goffs Academy, all just up the road. There are a handy row of local shops just a five minute walk away including a doctor's surgery. The centre of Cheshunt has a good range of shops, supermarkets and other amenities and The Brookfield Shopping Centre is just up the A10. The property has easy access to road and rail links with Cheshunt Railway Station providing regular trains to London Liverpool Street (less than 30 mins away) and the A10 giving fast access to the M25, London and beyond.

### Accommodation

A gate leads through to a path across the front garden to the glazed front door into the:

#### Entrance Hall 5'1 x 2'9 (1.55m x 0.84m )

Window to front and side.

#### Sitting Room 18'10 x 12'4 (5.74m x 3.76m)

Window to front. Fireplace with brick surround/hearth and electric coal-effect fire. TV aerial point. Stairs to first floor with under-stairs cupboard. Radiator.

#### Kitchen 12'3 x 8'2 (3.73m x 2.49m)

Window to rear. Kitchen units with roll-top worksurfaces, one and a half bowl stainless-steel sink and tiled splash-back. Gas oven with gashob above. Space and plumbing for washing-machine. Space for fridge and freezer.

#### Rear Porch 3'6 x 3'6 (1.07m x 1.07m)

From the kitchen the rear porch leads through to the downstairs bathroom and the:

#### Garden Room 12' x 6'5 (3.66m x 1.96m)

Metal frame with single-glazed windows and sliding doors to the garden. Radiator.

#### Bathroom 8'2 widest x 6'3 (2.49m widest x 1.91m)

Panel bath with shower attachment. Low-level WC. Wash-hand basin. Tiled walls/floor. Radiator. Window to rear.

#### First Floor 9'1 x 2'10 (2.77m x 0.86m)

From the sitting room stairs lead up to the landing. Loft hatch (the loft has a ladder and a light and also has potential to convert).

#### Bedroom One 13'2 x 9'4 (4.01m x 2.84m)

Two windows to front. Three fitted wardrobes. Radiator.

#### Bedroom Two 11'6 x 9'7 (3.51m x 2.92m)

Window to rear overlooking the garden. Fitted wardrobe. Radiator.

#### Bedroom Three 9' x 8'6 (2.74m x 2.59m)

Window to rear overlooking the garden. Radiator.

### Outside

The property has a pretty front garden with well-stocked flower beds, a picket fence and a path to the house. The large back garden is a real feature of this property, beautifully landscaped with a central path leading past flowerbeds and down to the WORKSHOP: 17'5 x 6'8 of block and timber construction with two windows and a door to the front, electric power/light and fitted workbenches and shelving. Gate providing rear access via a shared path.

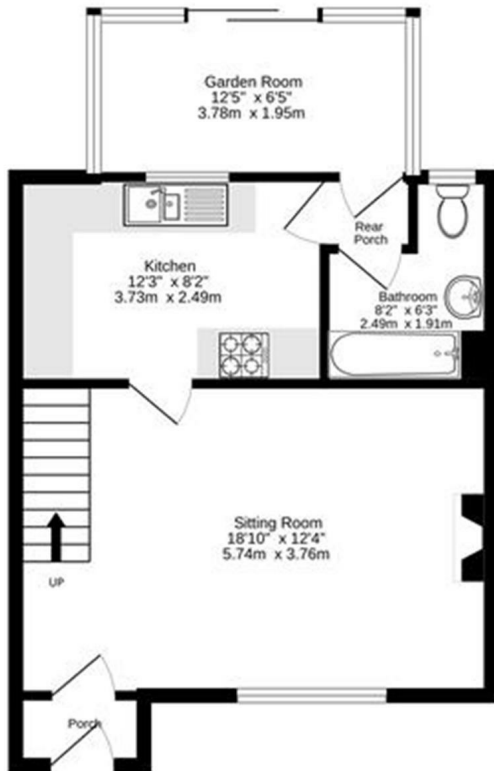
### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: C. TV aerial. Telephone connected.

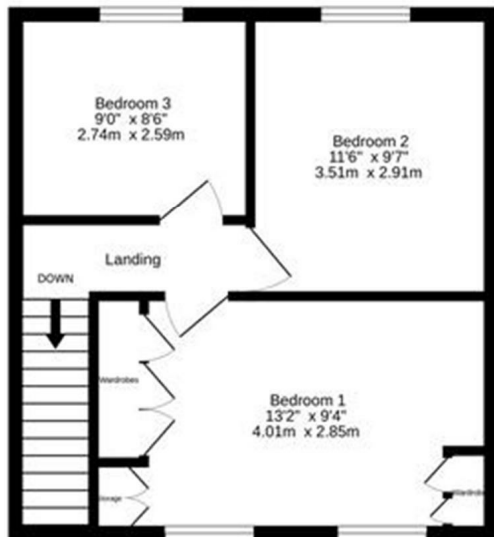
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Ground Floor  
475 sq.ft. (44.1 sq.m.) approx.



1st Floor  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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