

HAMMONDSTREET ROAD

WEST CHESHUNT ~ HERTFORDSHIRE



Ideally placed beyond a private gated entrance are just four executive four bedroom, two bathroom detached Homes, situated in this much sought after residential position and being within a short drive of multiple shopping facilities, Schools, and Cuffley Railway Station to the City. The property offers spacious and well planned accommodation built to the highest standard.

As you would expect, communications are excellent West Cheshunt is within easy reach of Junction 25 of the M25 and M1 and M11 making access to London and international airports easy. The British Rail Station of Cuffley (terminating at Kings Cross) and Cheshunt (terminating at Liverpool Street) are approximately one and two miles away offering a fast connection to the city and journey time of approximately 25 minutes.

Shopping in the borough is excellent with High Street names at the nearby Brookfield Farm Retail Park and Cheshunt.

West Cheshunt is surrounded by undulating countryside and thousands of acres of beautiful park land and open space.

Broxbourne golf course is within easy reach, leisure activities are plentiful with sports centres, health clubs, and swimming pools are all located within close vicinity.



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Specification:

Plots 2-4:

Ground Floor:

Guest Cloakroom:

Living Room: 6.3m x 3.8m (20'8 x 12'5)

Dining Room: 3.8m x 3.0m (12'5 x 9'9)

Kitchen: 4.9m x 2.9m (16'1 x 9'6)

First Floor:

Master Bedroom: 5.0m > 4.7m x 4.4m > 3.7m
(16'5 > 15'5 x 14'5 > 12'2)

En-suite to Master Bedroom:

Bedroom Two: 3.8m x 3.2m (12'5 x 10'7)

Bedroom Three: 3.9m x 2.6m (12'8 x 8'6)

Bedroom Four: 3.5m x 2.8m (11'6 x 9'2)

Family Bathroom

Exterior:

Integral Garage: 5.0m x 2.7m (16'5 x 8'9)

Plot 1:

Ground Floor:

Guest Cloakroom:

Utility Room: 1.7m x 1.8m (5'6 x 5'9)

Study: 2.7m x 2.0m (8'9 x 6'6)

Living Room: 6.3m x 3.8m (20'8 x 12'5)

Dining Room: 3.8m x 3.0m (12'5 x 9'9)

Kitchen: 4.9m x 3.9m > 2.8m (16'1 x 12'9 > 9'2)

First Floor:

Master Bedroom: 5.0m > 4.7m x 4.4m > 3.7m
(16'5 > 15'5 x 14'5 > 12'2)

En-suite to Master Bedroom:

Bedroom Two: 3.8m x 3.2m (12'5 x 10'7)

Bedroom Three: 3.9m x 2.6m (12'8 x 8'6)

Bedroom Four: 3.5m x 2.8m (11'6 x 9'2)

Family Bathroom

Exterior:

Detached Garage: 5.0m x 2.7m (16'5 x 8'9)

Price:

Plot 1: £410,000.00

Plot 2: £399,950.00

Plot 3: £399,950.00

Plot 4: £399,950.00

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Plot 1- Specification: External- Front: Driveway consisting of concrete block paving in brindle finish and two external down lights in porch area, with small planted area, including a post lantern light.

External- Rear: Indian sand stone to patio area with external light. Garden laid to lawn.

External- Garage: 4.8m x 2.7m. Electric up and over door to garage.

Lounge: 6.3m x 3.8m. Marble fireplace with gas fire and French doors leading to patio area.

Dining Room: 3.8m x 3.0m

Study: 2.7m x 2.0m. Housing electric and gas meter

Kitchen: 3.8m x 2.7m x 5.0m. Oven, hob, extractor and sink in stainless steel, dishwasher and fridge/freezer. Tiled walls between wall units and worktop and pelmet lights. Ceramic tiled to floor, A small cupboard for washing machine.

Utility Room: 1.8m x 1.8m. Housing boiler unit and small work top

Master Bedroom: 5.0m x 3.4m x 4.5m. Two velux windows

En-suite Bathroom: 1.9m x 1.8m. Bathroom suite comprising of double shower, wash hand basin and toilet. All fittings in chrome. Half tiled walls and tiled floor.

Bedroom 2: 3.9m x 3.1m

Bedroom 3: 3.9m x 2.6m

Bedroom 4: 3.5m x 2.8m

Main Bathroom: 3.0m x 2.7m. Bathroom Suite comprising of bath, wash hand basin, toilet and shower cubicle. Chrome fittings. Three quarter tiled walls and tiled floor.

Plot 2,3,4 – Specification: External- Front: Driveway consisting of concrete block paving in brindle finish and two external down lights in porch area, with small planted area, including a post lantern light.

External- Rear: Indian sand stone to patio area with external light. Garden laid to lawn.

Internal- Garage: 4.8m x 2.7m. Electric up and over door to garage. Housing consumer unit with circuit breakers. Gas and electric meters and boiler.

Lounge: 6.3m x 3.8m. Marble fireplace with gas fire and French doors leading to patio area.

Dining Room: 3.8m x 3.0m

Kitchen: 5.0m x 2.9m Quality fitted kitchen, oven, hob, extractor and sink in stainless steel, dishwasher and fridge freezer. Tiled walls between wall units and worktop and pelmet lights. Ceramic tiled to floor. A small cupboard for washing machine.

Master Bedroom: 5.0m x 3.4m x 4.5m. Two velux windows

En-suite Bathroom: 1.9m x 1.8m. Bathroom suite comprising of double shower, wash hand basin and toilet. All fittings in chrome. Half tiled walls and tiled floor.

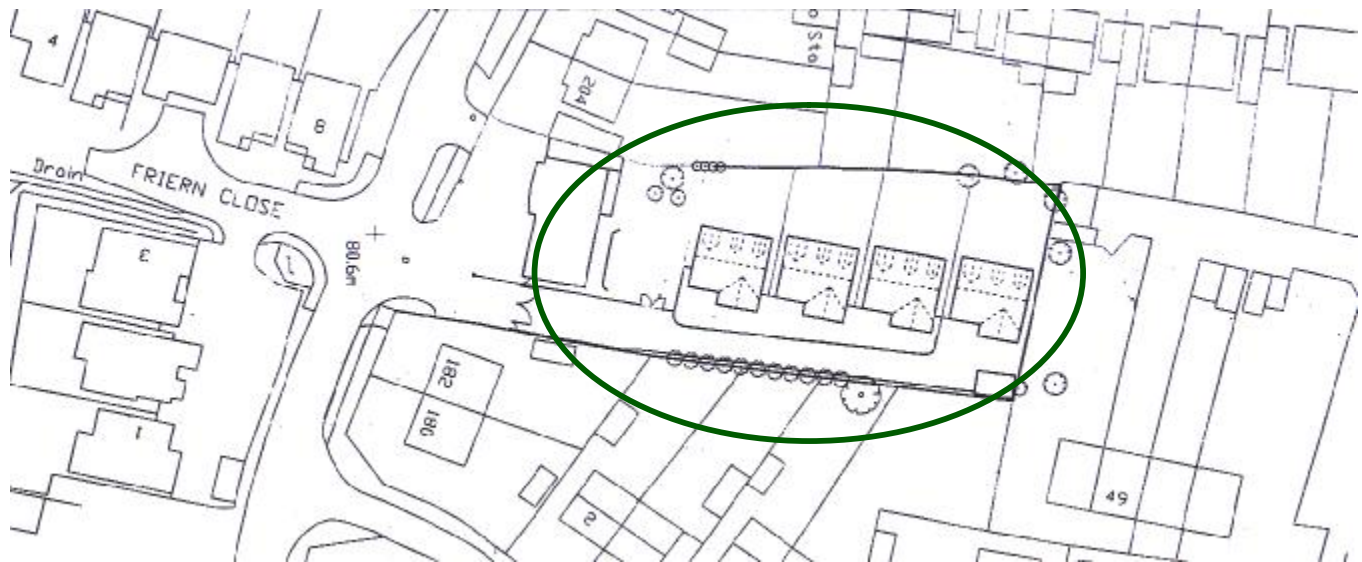
Bedroom 2: 3.9m x 3.1m

Bedroom 3: 3.9m x 2.6m

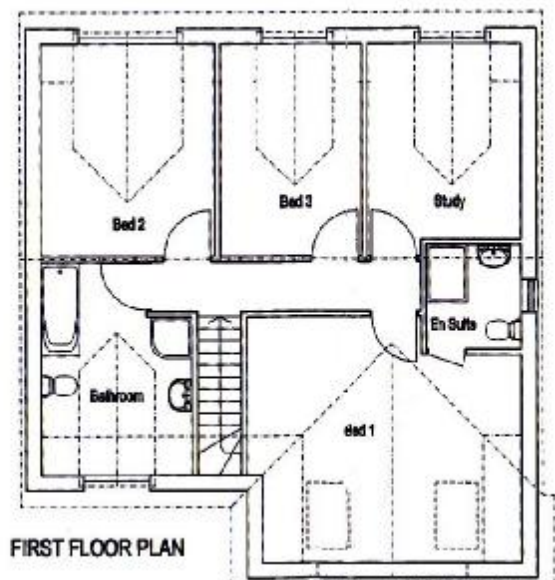
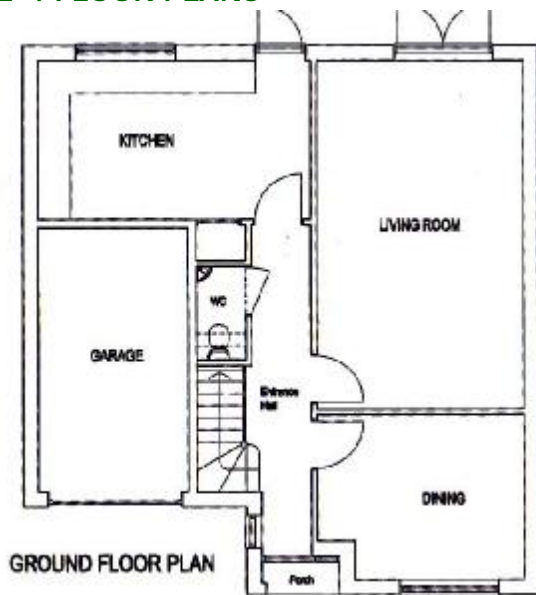
Bedroom 4: 3.5m x 2.8m

Main Bathroom: 3.0m x 2.7m. Bathroom Suite comprising of bath, wash hand basin, toilet and shower cubicle. Chrome fittings. Three quarter tiled walls and tiled floor.

LOCATION PLAN



PLOT 2-4 FLOOR PLANS



PLOT 1 FLOOR PLANS

