

Andrews Lane

WEST CHESHUNT HERTFORDSHIRE

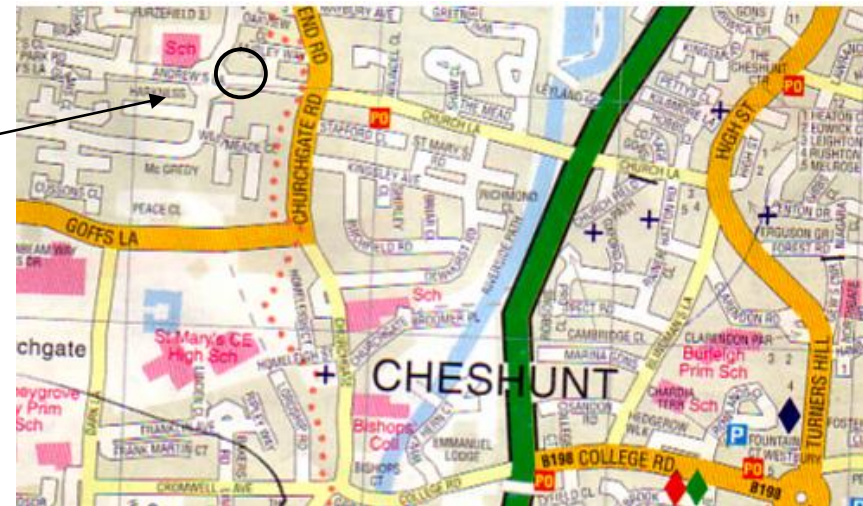
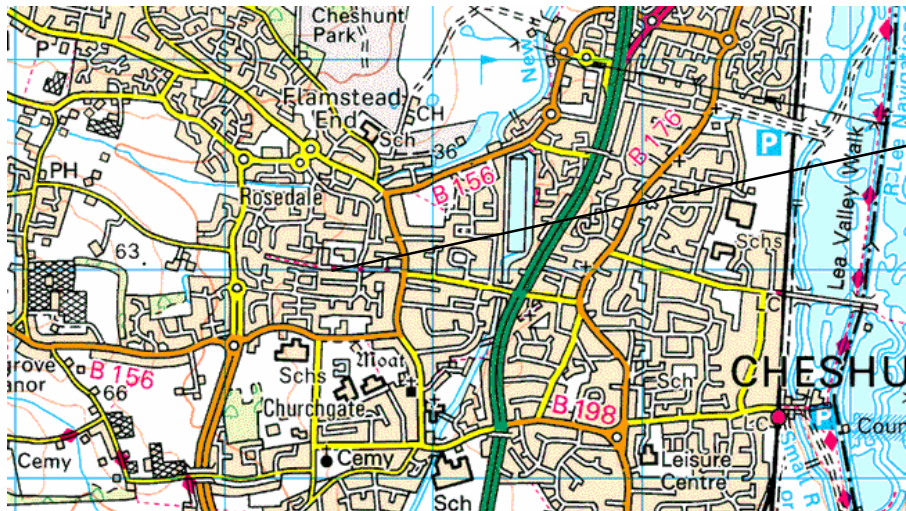
Andrews Lane, West Cheshunt, Hertfordshire

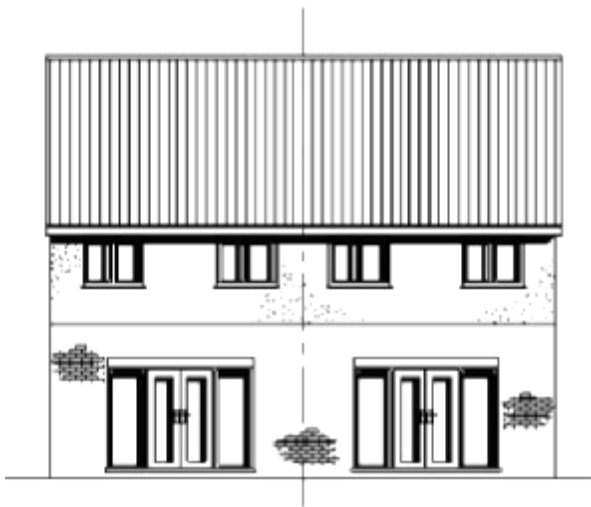
Unique development of four, three bedroom semi-detached Homes, situated in this sought after residential position and being within walking distance to schools, shopping facilities at the renowned Brookfield Farm Retail Centre with High street names. Properties boast well planned accommodation built to the highest standard.

Transport links by road or rail are excellent, with the A10 and M25 nearby and the British Rail Station of Cheshunt (terminating at Liverpool Street) is approximately one mile away offering a fast connection to the city and journey time of approximately 25 minutes.

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.

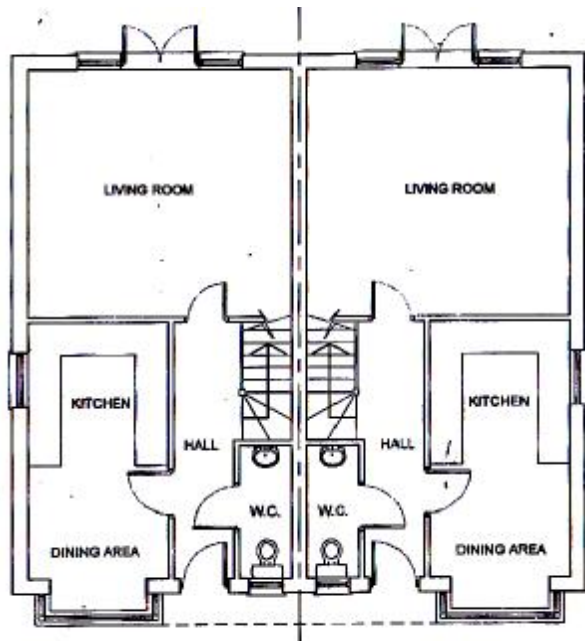




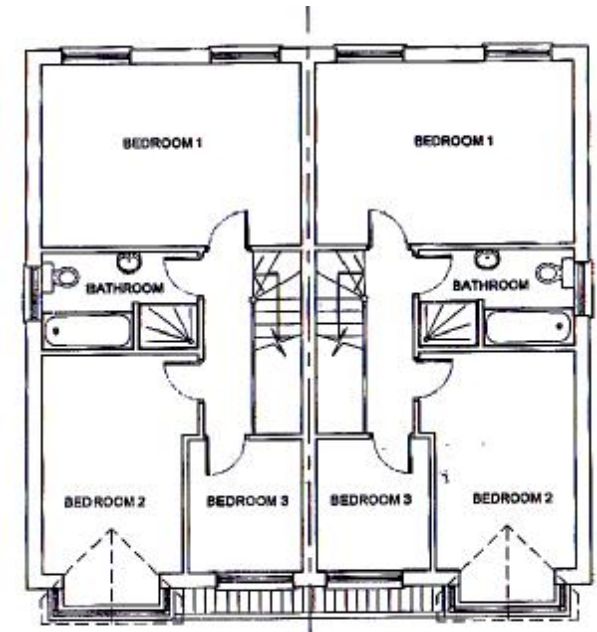
REAR ELEVATION



FRONT ASPECT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

*Please note plans are not to scale

Specification:

KITCHEN:

Fitted Kitchen with integrated fridge freezer, dishwasher, extractor fan, 5 burner hob and oven

BATHROOM:

White suite comprising, separate shower cubicle, low flush w.c, wash hand basin, square panelled bath, ½ tiled walls.

- † Guest Cloakroom
- † Off street parking
- † Fully integrated Kitchen

Room sizes

Ground Floor:

Entrance Hall:

Guest Cloakroom:

Living Room:	4.8m x 4.6m	(15'8 x 15'2)
Kitchen:	2.7m x 2.5m	(8'9 x 8'3)
Dining Area:	2.7m x 2.5m	(8'9 x 8'3)

First Floor:

Bedroom 1:	4.8m x 3.3m	(15'8 x 10'9)
Bedroom 2:	4.0 m x 2.9m > 2.6m	(13'2 x 9'6 > 8'9)
Bedroom 3:	2.1m x 2.4m	(6'9 x 7'9)
Bathroom:	2.9m x 1.8m	(9'6 x 5'9)

PRICE: £299,995.00 FREEHOLD



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