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**'PINE CROFT', APPLEBY STREET,
WEST CHESHUNT, HERTFORDSHIRE, EN7 6PU.**



Nestling within a semi rural location, this beautifully presented four double bedroom, two bathroom, detached home, has been in the same family since it was built over 40 years ago, and it's easy to see why. The property offers spacious, light and airy accommodation which needs to be viewed to be fully appreciated, with a large front garden providing ample off street parking, together with a detached double garage, and a beautifully maintained, sunny and secluded rear garden with a Mediterranean feel.

Benefiting from the best of both worlds, the property enjoys a secluded and rural feel with open countryside, rambling walks and ancient woodland within a short stroll, yet, also close to hand, is a choice of British Rail Stations, a selection of reputable schools and a wealth of shopping facilities which amply cater for day to day requirements.

Viewing Is Highly Recommended

SUMMARY OF ACCOMMODATION

- *EXTREMELY SPACIOUS RECEPTION HALL WITH GALLERIED LANDING****
- *QUALITY FITTED CLOAKROOM****
- *SPACIOUS SITTING ROOM WITH FEATURE LOG BURNING STOVE****
- *DELIGHTFUL KITCHEN/BREAKFAST ROOM WITH LAUNDRY ROOM****
- *GOOD SIZE DINING ROOM****
- *FAMILY ROOM/HOME OFFICE****

SUMMARY OF ACCOMMODATION CONTINUED

PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM

THREE FURTHER DOUBLE BEDROOMS

FAMILY SHOWER ROOM

DOUBLE GLAZED WINDOWS AND DOORS

GAS FIRED CENTRAL HEATING

BEAUTIFULLY MAINTAINED LAWNED FRONT GARDEN WITH DRIVEWAY PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES

DETACHED DOUBLE GARAGE

SUNNY AND SECLUDED SOUTH FACING REAR GARDEN WITH A MEDITERRANEAN FEEL

A covered entrance with courtesy lighting and a composite front door with double glazed side windows affords access to:



SPACIOUS RECEPTION HALL 13'2 x 11'2 Recess spotlighting, coved ceiling, wall mounted central heating thermostat, radiator and Amtico flooring. Turning staircase to first floor with timber handrail, decorative newel posts and under stairs storage cupboard with electric light connected. Panelled doors to sitting room, kitchen/breakfast room, dining room, family room/home office and:

CLOAKROOM With contemporary Duravit suite comprising; close coupled w.c. and square wash hand basin with chrome mono-bloc tap. Coved ceiling, extractor fan, feature polished plastered wall, chrome heated towel rail and Amtico flooring.



GOOD SIZE SITTING ROOM 17'7 x 13'11 Double glazed window and double glazed casement doors to garden. Feature cast iron log burning stove on stone hearth with contemporary surround and mantle. Coved ceiling, recess spotlighting, dado rail, radiator, solid oak flooring, TV and telephone points.



KITCHEN/BREAKFAST ROOM 17'6 x 8'11 (max) *Comprehensively fitted with a range of high gloss wall and base units incorporating soft close cabinets, hidden drawers and matching display unit with ample black granite working surfaces and matching splashbacks incorporating recessed Franke square stainless steel sink unit with chrome mono-block tap. Siemens electric fan assisted double oven and grill with Siemens five ring halogen hob and part curved glazed illuminated extractor canopy above. Double glazed window overlooking the garden, cover ceiling, recess spotlighting, double radiator and Amtico flooring.*



LAUNDRY ROOM 9'1 x 5'11 *Fitted with a range of matching high gloss wall and base units with granite effect working surfaces and tiled splashbacks incorporating contemporary Franke one and a quarter bowl sink drainer unit. Range of appliances to include; Samsung American style fridge/freezer, Beko washing machine and Beko dishwasher. Double glazed window to side, cover ceiling, high level fuse board, wall mounted Worcester gas fired central heating boiler, central heating and hot water programmer controls and Amtico flooring. Access to second loft and double glazed door to garden.*

DINING ROOM 12'11 x 11'7 (max) *Double glazed bay window to front with wide display sill below. Coved ceiling, feature polished plaster wall, double radiator and solid oak flooring.*



FAMILY ROOM/HOME OFFICE 13'2 x 8'10 *Double glazed window to front, coved ceiling, radiator, solid oak flooring, telephone and broadband points.*



FIRST FLOOR



GALLERIED LANDING 17' x 9'1 Double glazed window to front with radiator below. Cover ceiling and airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving. Access to partially boarded loft with electric light connected via retractable ladder and panelled doors to bedrooms and family shower room.

BEDROOM ONE 15'4 x 10'3 Two double glazed windows to rear, overlooking the garden, and enjoying views. Cover ceiling, solid oak flooring, radiator, TV and telephone points. Panelled door to:



EN-SUITE BATHROOM 8'11 x 5'6 With suite comprising; sculptured wash hand basin with chrome mono-bloc tap and cupboards below, low flush w.c. with hide-away cistern and corner Jacuzzi bath with chrome mixer tap and hand shower attachment. Obscure double glazed window to side, recess lighting, cover ceiling, shaver point, heated towel rail and beech wood effect flooring.



BEDROOM TWO 11'3 x 10'3 Double glazed window to rear, again overlooking the garden and with radiator below. Cover ceiling and oak wood effect flooring.

BEDROOM THREE 11'1 x 8'11 Double glazed window to front with radiator below. Cover ceiling and light oak effect flooring.



BEDROOM FOUR 9'7 x 8'3 Double glazed window to front with radiator below. Cover ceiling and light oak effect flooring.



FAMILY SHOWER ROOM 8'2 x 7' (previously a bathroom which could easily be reinstated if required). With suite comprising; sculptured pedestal wash hand basin, close coupled w.c. and walk-in tiled shower cubicle with thermostatically controlled shower and folding glass screen. Obscure double glazed window to side, cover ceiling, shaver point and chrome heated towel rail.

EXTERIOR



The property is approached via a long gravel driveway which provides off street parking for numerous vehicles and leads to the garage. Adjoining the garage is a meticulously maintained lawned area which wraps itself around to the rear where a greenhouse can be found. There is also further space to the right of the garage which provides excellent potential to create further parking, or enlarge the garage, subject of course to the necessary approvals.

DETACHED DOUBLE GARAGE 17'10 x 16'5 With twin up and over doors and power and light connected. Ample eve storage facilities, a range of fitted wall and base units, and a multi pane glazed window and pedestrian door to side.

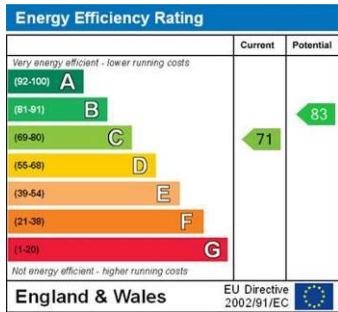
A superb feature of the property is the beautifully maintained south facing rear garden which has been a labour of love over the years. Enjoying a Mediterranean feel, the garden has an excellent degree of seclusion provided by a variety mature trees with a timber decked sun terrace being directly behind the property. To one side is a Spanish seating area with firepit/barbeque, to the rear is an ornamental fishpond with water fall and concealed to one corner is a timber summer house with additional shady seating area. There are external water and lighting connections and pedestrian access is afforded to one side via a timber gate.



COUNCIL TAX BAND. F

PRICE: £995,000. FREEHOLD

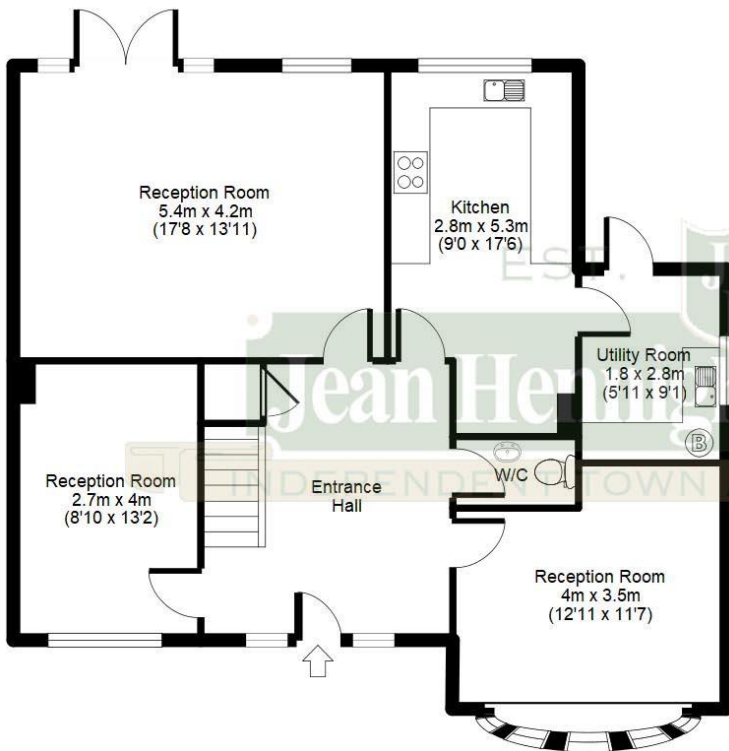
Energy Performance Graph



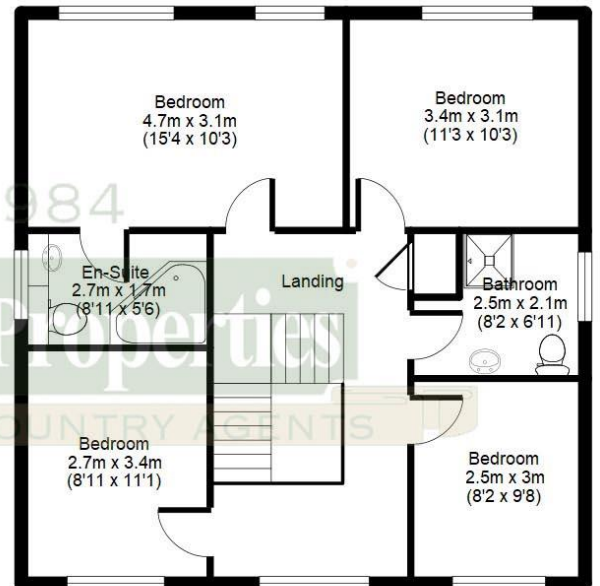
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only



Ground Floor



First Floor

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2606

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