

CHURCH LANE

CHESHUNT - EN8

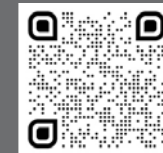
THOMAS
JAMES



- TWO BEDROOM HOUSE
- SEMI DETACHED
- SIDE ACCESS

- NEW EXTENDED PORCH
- 85FT REAR GARDEN
- POTENTIAL TO EXTEND

FIND ON MAP



FOR SALE
£350,000
FREEHOLD

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TWO BEDROOM HOUSE

This delightful semi-detached Victorian cottage has two bedrooms and a huge back garden. Located close to the centre of Cheshunt and within walking distance of shops, the station and green spaces it offers all the attractions of small town life alongside excellent local amenities and fast connections to the centre of the capital.

Small but perfectly formed, this property has the special charm of a period cottage and the cutting-edge convenience of contemporary fixtures and fittings. In excellent condition throughout, it has been totally refurbished and tastefully decorated to provide a lovely family home with a spacious living room, two double bedrooms, a modern kitchen and bathroom, and a gorgeous garden.

A traditional covered porch provides a convenient transition into the living room which has a sunny south-facing window and simple neutral décor that emphasis the sense of light. The kitchen/diner is at the rear of the property. This large, square room is well-equipped, featuring matt white fitted wall and floor cabinets with freestanding and integrated appliances, a metro-tiled splashback and a window above the sink with garden views. There's plenty of space for a dining table, and there are doors to the garden and the bathroom. A warm wood floor runs throughout these two main rooms on the ground floor and pastel décor creates a calm ambience.

The bathroom has great natural light and ventilation, and ample space for a contemporary suite that comprises a bath with a shower, a wall-hung washbasin and a WC. It's manly tiled and has a smart monochrome colour scheme.

The first floor is home to two double bedrooms that are almost equal in size. The rear bedroom is marginally bigger and has a built-in cupboard and garden views. Both can easily accommodate a large double bed and bedroom furniture.

COUNCIL TAX BAND: C

EPC RATING: D

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

Outside there's a cottage garden at the front (complete with picket fence), and gated side access to the 85 foot long rear garden. This has been thoughtfully landscaped, with a paved terrace adjacent to the rear of the house, a raised deck, a long lawn with a planted border and, at the end, a vegetable patch and a handy shed.

There's excellent access to the motorway network, with the A10 within half a mile, the M25 a ten minute drive away, and the M11 just ten minutes more.

The area has a variety of small and large green spaces, from local parks to the extensive Lee Valley Park a mile or so from the property.

LOCAL LIFE

There are plenty of amenities nearby. It's a mere one minute walk to the local shops on Church Lane, ten minutes to Cheshunt High Street and a five minute drive to Brookfield Shopping Park just over a mile away.

Transport links into the centre of the capital are good. There are 23-minute direct overground trains into the Liverpool Street in the City from nearby Cheshunt station (ten minutes by car or a 15 minute cycle) which is also served by national rail.

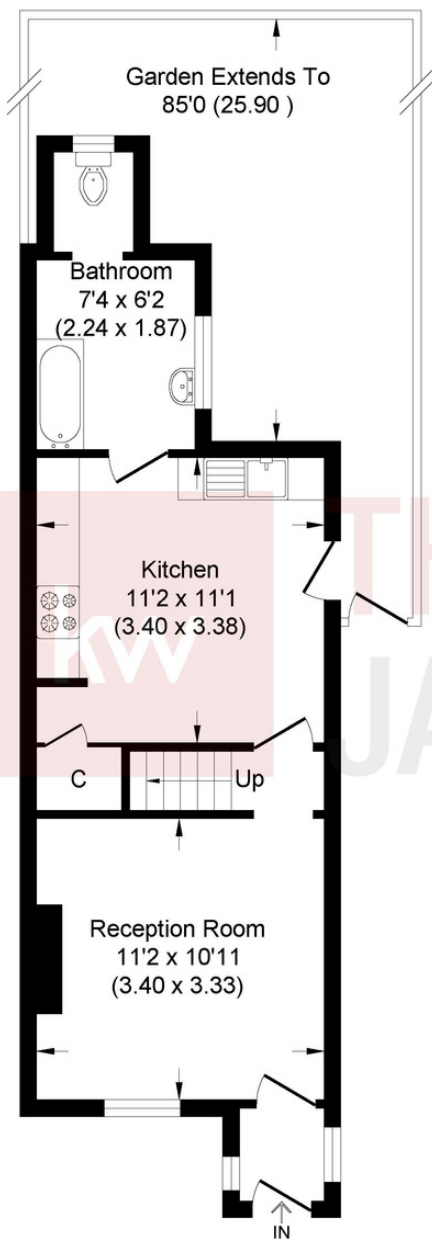
VIDEO



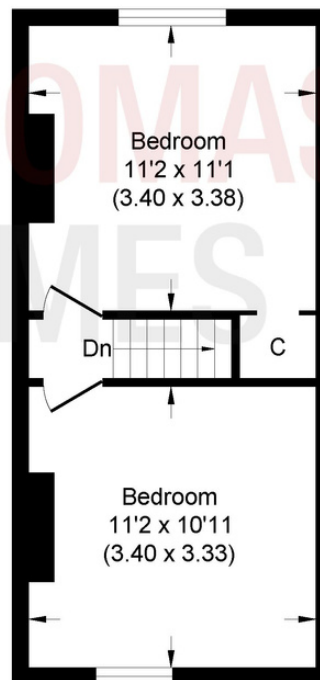
LINKS TO TRANSPORT



Ground Floor
32.65 sq.m. (351.44 sq.ft.) approx.



First Floor
25.87 sq.m. (278.46 sq.ft.) approx.



TOTAL FLOOR AREA : 58.52 sq.m. (629.90 sq.ft.) approx.

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 approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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