

Watercress Road
West Cheshunt

£636,950
Freehold

An attractive and well-presented four-bedroom detached house, ideally positioned at the end of a quiet cul-de-sac on a popular residential development in West Cheshunt, close to the borders of Goffs Oak.

The landscaped rear garden features attractive decking areas and low-maintenance artificial grass, perfect for outdoor entertaining. A standout feature of the home is the open-plan living/dining room, which enjoys views over the garden and creates a bright, sociable living space. Additional benefits include off-street parking for two cars, a ground floor WC, and a modern kitchen fitted with quartz worktops. The garage has been converted to provide a useful utility room and extend the dining area.

The master bedroom boasts a stylishly tiled en-suite shower room, complemented by a family bathroom. Overall, this is a fantastic purchase offering comfortable family living in a sought-after location.

- **Attractive and nicely presented four-bedroom detached house**
- **Positioned at the end of a quiet cul-de-sac**
- **Located on a popular development in West Cheshunt, bordering Goffs Oak**
- **Landscaped rear garden with decking areas and artificial grass**
- **Open-plan living room/diner overlooking the garden**
- **Converted garage providing a utility room and dining room**
- **Modern kitchen with quartz worktops**
- **Ground floor WC**
- **Master bedroom with nicely tiled en-suite shower room**
- **Off-street parking for two cars and a family bathroom**

Covered Entrance Porch
Hardwood glazed entrance door to the:-

Hallway
Coving to ceiling. Porcelain tiled floor. Double radiator. Stairs to first floor. Inset spotlights. Door to:-

W.C.
Low flush W.C. Vanity wash hand basin with mixer tap and cupboard under. Radiator. Feature niche with inset light. Inset spotlights. Extractor fan. Porcelain tiled floor. Fitted mirror.

Utility Room
7'6 x 6'8
Georgian style double glazed windows to the front. Wall mounted consumer unit. Inset spotlights. Radiator. Porcelain tiled floors. Range of wall and base fitted units in wooden shaker style with rolled edge laminate work tops over. Integrated tumble dryer. Space for tall fridge freezer. Tiled splash backs in complimentary ceramics.

Kitchen
13'9 x 10'1
Open planned to the hallway. Georgian style double glazed windows to the front. Feature column radiator. Porcelain tiled floor. Range of wall and base fitted units in wooden shaker style with quartz worktops over and up-stands incorporating a 1 1/2 bowl sink with mixer tap and drainer. Tiled splash backs. Built in Miele oven with an AEG five ring gas hob with extractor fan over. Space for tall fridge freezer. Space and plumbing for dishwasher. Inset spotlights to the ceiling. Centre island with matching quartz worktops.

Living Room
22'6 x 11'8
Georgian style double glazed windows to the rear. Double glazed sliding patio doors to the garden. Feature media wall. Inset spotlights. Coving to ceiling. Two double radiators. Feature fireplace with cast iron fire with marble surround and quartz stone hearth. Open planned to the:-

Dining Room
Radiator. Porcelain tiled floor. Coving to ceiling.

Landing
Georgian style double glazed window to the side. Coving to ceiling. Inset spotlights. Radiator. Access to loft space. Built in airing cupboard housing immersion cylinder. Doors to:-

Bedroom 1
19'9 x 10'2 plus door recess
Georgian style double glazed window to the front. Coving to ceiling. Inset spotlights. Double radiator. Range of fitted wardrobes. Door to:-

En-Suite Shower Room
Opaque double glazed Georgian window to the side. Feature chrome towel radiator. Low flush W.C. with concealed cistern and flush panel. Wall hung wash hand basin with mixer tap. Fitted bathroom cabinet with mirror. Inset spotlights. C
Ceramic tiled floor. Extractor fan. Tiled enclosed shower cubicle with folding door. Hand attachment, rain head and multi-jets.

Bedroom 2
14'11 x 9'2
Georgian style double glazed window to the front. Inset spotlights. Feature column radiator. Range of fitted wardrobes.

Bedroom 3
11' x 7'9 plus door recess
Georgian style double glazed window to the rear. Coving to ceiling. Inset spotlights. Double radiator. Range of fitted wardrobes.

Bedroom 4
7'5 x 8'1
Currently being used as a study. Double glazed Georgian style window to the rear. Radiator. Coving to ceiling.

Family Bathroom
Opaque Georgian style double glazed window to the rear. Radiator. Ceramic tiled floor. Inset spotlights to ceiling. Extractor fan. Suite comprising of panel bath with mixer shower over with hand attachment. Glass shower screen. Low flush W.C. with concealed cistern. Semi countered wash hand basin with mixer tap and cupboard under. Part tiled walls. Complimentary ceramics. Fitted mirror. Shaver point.

Front
Block paved driveway for two cars. Laid lawn. Path to the side.

Garden
Landscaped. Extensive decking areas with inset lighting. Artificial grass. Attractive shrub and flower borders. Palm trees. Side access. Feature lighting. Water tap at the front of the property.

























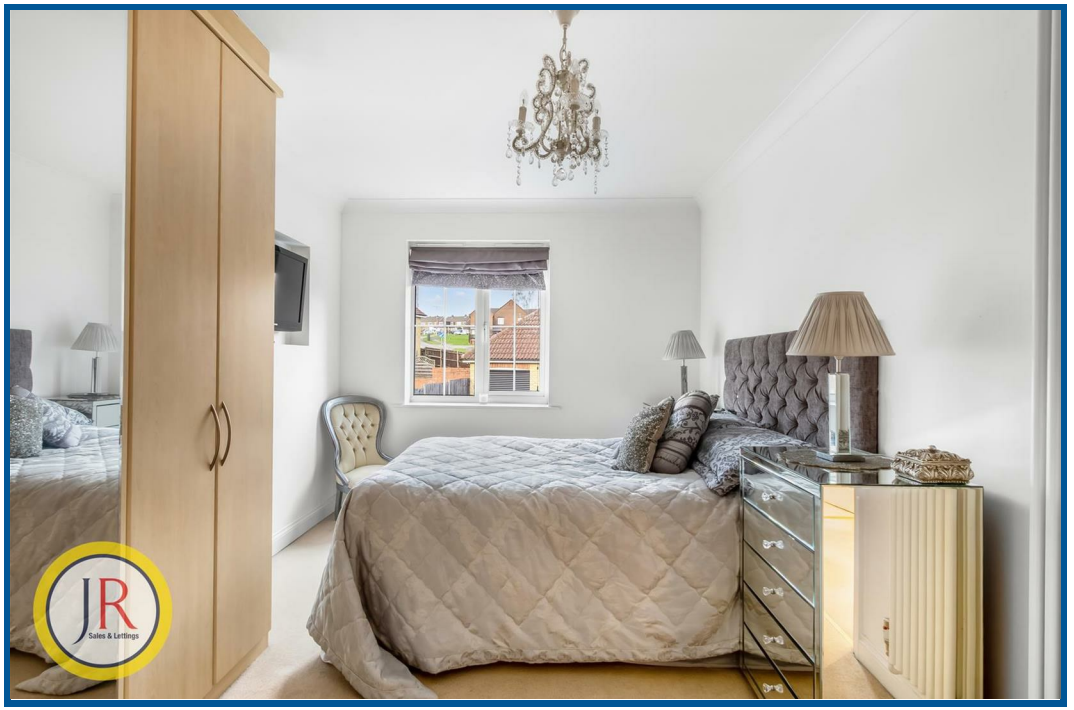















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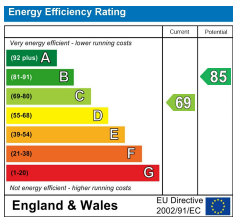


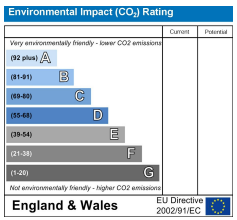


GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.







TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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