CECIL ROAD, CHESHUNT EN8



** Unexpectedly Back On The Market ** This REALISTICALLY & COMPETITVELY PRICED ** IN OUR OPINION AN IDEAL FIRST TIME BUY or PROPERTY INVESTMENT ** THIS TWO DOUBLE BEDROOM COTTAGE STYLE PROPERTY. Featuring DOUBLE GLAZING, GAS CENTRAL HEATING & In Our Opinion Larger Than Average REAR GARDENS in Excess of 120 Feet Plus In Our Opinion. The Property having FURTHER SCOPE (Subject To Planning-Building Regulations) in Extending The Property in Creating a Sizeable Cottage. ** OFFERED VACANT ** Viewing Highly Recommended **

The property is Situated within this ** Poplar Residential Turning ** Having access to LOCAL AMENITIES of its many Independent Retailers, Also Having Access to The TOWN CENTRES of WALTHAM CROSS & CHESHUNT OLD POND with Its Vibrant SHOPPING FACILITIES ,Eateries OF COFFEE BARS, RESTAURANT'S, Super Markets, Banking Facilities ** Local Schooling For All Ages **

Also Having Access to the Local Parks, The Lea Valley Regional Park Popular with Families, Walkers, Cyclists & Fishing. The Property Benefiting From A Choice of WALTHAM CROSS & CHESHUNT RAIL STATIONS Which Minutes Walk to THEOBALDS RAIL STATION & All Stations Leading into THE City of London & with its' TUBE CONNECTIONS ** AN EXCELLENT OPPORTUNITY ** Not To Be Missed **

GUIDE PRICE: £340,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via Upvc double glazed door leading into the porch area.

PORCH AREA:

Wooden flooring & door leading into the lounge.

LOUNGE AREA:

13' 0" x 9' 10" (3.96m x 3.00m)
Fire mantle, TV point, open stair case, wooden flooring, radiator & open access to:

DINING AREA:

12' 10" x 9' 10" (3.91m x 3.00m)
Wooden flooring, radiator, Upvc double glazed window to door leading to garden & access to kitchen.

KITCHEN:

10' 5" x 6' 5" (3.17m x 1.96m)
Range of units to base & eye level with worktop surfaces, one and a half sink unit with mixer taps, cooker point, plumbed for washing machine, tiled flooring, partly tiled walls, UPVC double glazed window to side aspect & UPVC double glazed door to garden & access to lobby.

LOBBY:

Built-in cupboard, wall maintained gas boiler & door leading to bathroom.

BATHROOM:

Comprising panelled bath with mixer taps, shower attachment, low flush wc, wash basin, tiled flooring, radiator & UPVC double glazed window to side aspect.

FIRST FLOOR LANDING:

Access to two bedrooms.

BEDROOM ONE:

10' 11" x 11' 10" (3.33m x 3.61m)
Radiator & UPVC double glazed window to front aspect.

BEDROOM TWO:

11' 0" x 10' 5" (3.35m x 3.17m)
Radiator & UPVC double glazed window to rear aspect.

EXTERIOR:

FRONT:

Courtyard size leading to main porch entrance.

REAR:

Patio areas, shrubs & trees, exterior tap. In Our Opinion the garden is in excess of 120 plus feet.

ADDITIONAL COMMENTS:

In Our Opinion, The Property would suit First Time Buyers Stepping On The Property ladder or First Time Landlord's or Adding The Property To An Existing Portfolio. situated Ideally for Local Amenities, Tesco Express, Independent Shops, Coffee Bars, access to the Old Pond Cheshunt & Waltham Cross Town Centre with its Market Days.

The Property is also having access to Local Schooling for a Number of Ages.
Please Note - The Property is being Marketed with a Guide Price of £340,000.00 with Offers In Excess Of £340,000.00.

ADDITIONAL INFORMATION:

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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proceeding's.

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Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

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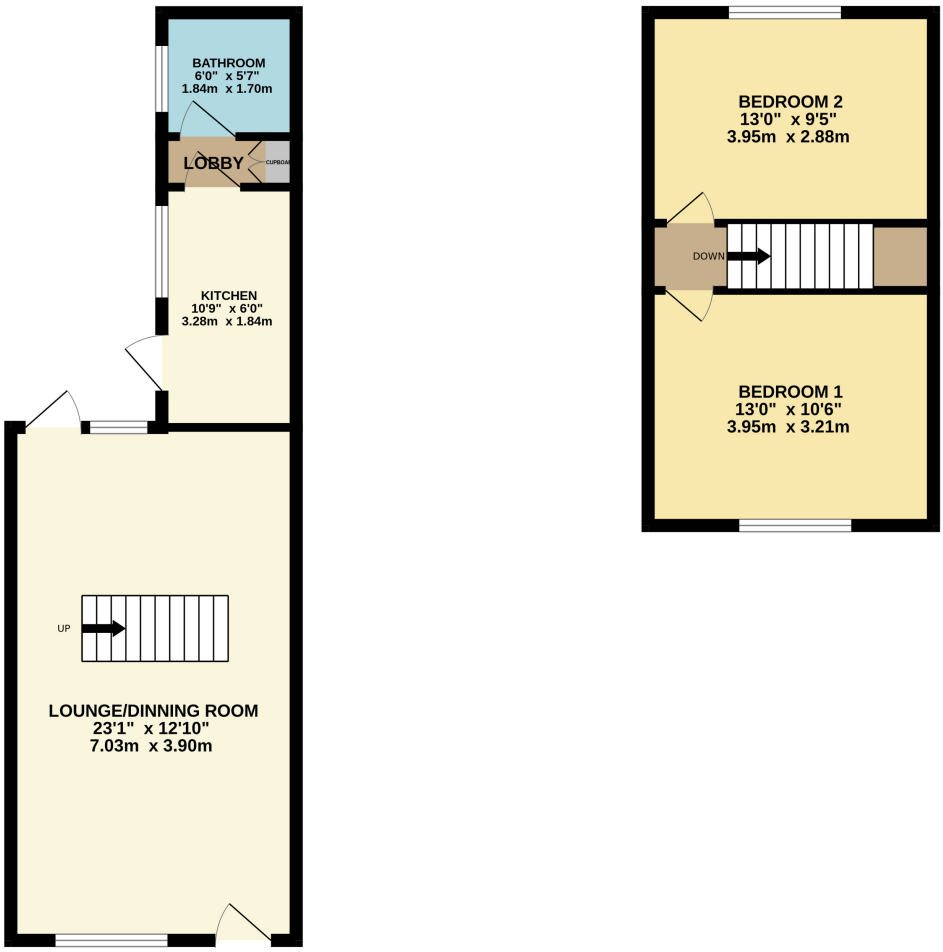
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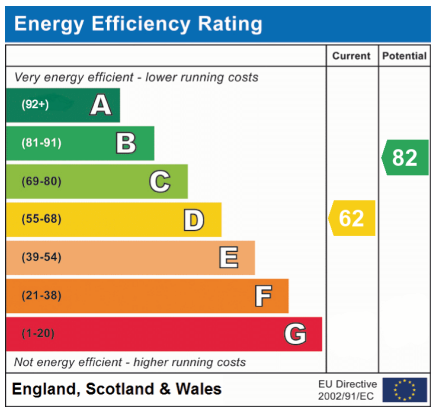
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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