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SPENCER JAMES
RESIDENTIAL



** Five Bedroom End Of Terrace House **

** Chain Free **

** Private Rear Garden **

** Office/Gym **

** Off Street Parking **

** EPC Rating B **

** Council Tax Band E **







**Beadman Road, Waltham Cross** **£700,000 Freehold**

Offered chain free and situated on a highly sought-after modern development on Beaman Road in West Cheshunt, this beautifully presented five-bedroom end of terrace family home offers spacious, high-specification accommodation, ideal for modern family living. The ground floor comprises a welcoming entrance hall, lounge, bedroom five, a convenient guest WC with under-stairs cupboard and a contemporary open-plan kitchen/diner, thoughtfully designed to provide an excellent space for both everyday living and entertaining. The layout flows effortlessly, creating a bright and sociable heart to the home. To the first floor, the property boasts four well-proportioned bedrooms, including a spacious master bedroom benefitting from an En-suite shower room and Juliette balcony. The remaining bedrooms are served by a modern family bathroom, all finished to a high standard throughout. Externally, the property benefits from private rear garden, storage area access from rear garden, large gym/office with mains power and internet connection and off-street parking for up-to four cars. The home is ideally positioned within the development and enjoys a pleasant residential setting.

**Entrance Hall**
Laminate flooring, doors to rooms, carpet stairs to first floor landing.

**Kitchen Diner**
Laminate flooring, range of eye and base level units, kitchen appliances including dishwasher, washer dryer, four ring electric hob with extractor fan over, electric oven, fridge freezer, wall mounted radiator, bi fold doors to rear giving access to rear garden.

**Lounge**
Laminate flooring, wall mounted radiator, double glazed window to side and front.

**Bedroom Five**
Double glazed window to front, wall mounted radiator, carpet flooring.

**WC**
Door to under-stairs storage, laminate flooring, wall mounted radiator, two piece suite comprising of low level wc, wash hand basin with mixer tap over.

**First Floor Landing**
Carpet flooring, doors to all rooms, storage cupboard providing extra storage.

**Bedroom One**
Double glazed window to front, double glazed door and window to rear giving access to Juliette balcony, wall mounted radiator, carpet flooring, built-in wardrobe, door to en-suite

**En-suite**
Three piece suite comprising of low level wc, wash hand basin with mixer tap over, large shower cubicle, wall mounted towel rail, part tiled walls, tiled flooring, double glazed window to rear.

**Bedroom Two**
Double glazed window to rear, wall mounted radiator, carpet flooring.

**Family Bathroom**
Three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over and shower attachment with shower screen, tiled flooring, part tiled walls, wall mounted towel rail.

**Bedroom Three**
Double glazed window to front, wall mounted radiator, carpet flooring.

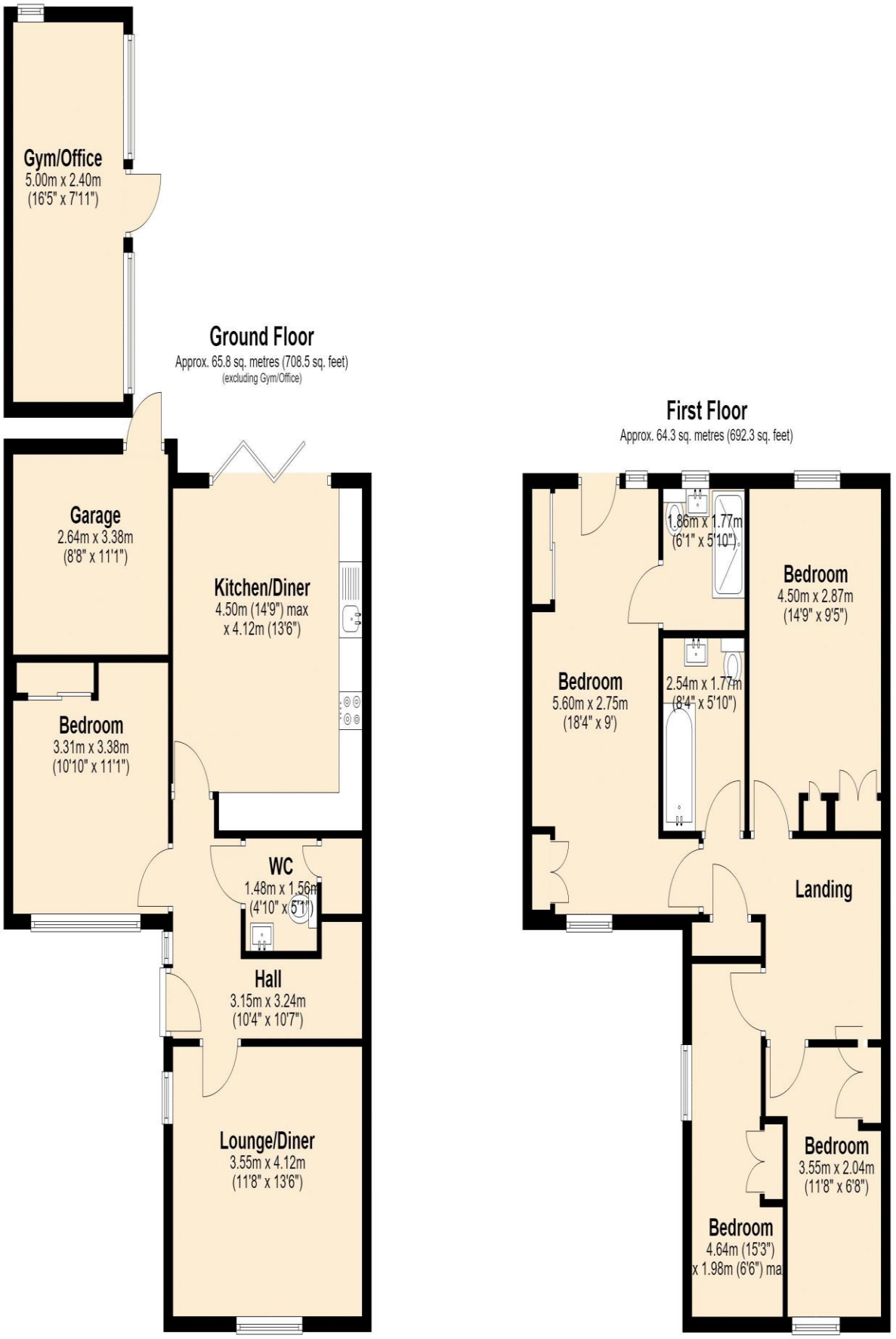
**Bedroom Four**
Double glazed window to side, wall mounted radiator, carpet flooring.

**Rear Garden**
Fence enclosed rear garden, part patio

**Office/Gym**
Mains powered, internet connection, double glazed windows and door.

**Driveway**
Blocked driveway large enough for four cars, electric car charging point.

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Total area: approx. 130.1 sq. metres (1400.8 sq. feet)













MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.








Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.