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**GLENDALE WALK,
CHESHUNT, HERTFORDSHIRE EN8 9RJ.**



Enjoying a delightful and secluded position overlooking the Grundy Park this three bedroom property has been the subject of considerable improvement and thoughtful use of space over recent years to now create a truly bright and spacious family home.

Glendale Walk is ideally located, within walking distance of the landmark known locally as The Pond in the heart of the busy town of Cheshunt which offers a wide range of facilities, including a major supermarket, together with more bespoke shops. There is a large selection of cafes and restaurants. Transport links are good via both road and rail and easily accessible. There are a number of well renowned schools found locally to suit most ages and abilities.

For those purchasers seeking a home in a quiet area yet within easy reach of amenities we would strongly recommend an early inspection of this bright and spacious home.

SUMMARY OF ACCOMMODATION

- *BRIGHT RECEPTION HALL**
- *SITTING ROOM OVERLOOKING THE PARK**
- *OPEN PLAN KITCHEN/BREAKFAST ROOM & DINING ROOM**
- *GROUND FLOOR BATH/SHOWER ROOM**
- *PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- *SECOND BEDROOM CURRENTLY USED AS DRESSING ROOM AND HOME OFFICE**
- *GOOD SIZE THIRD BEDROOM**
- *GAS CENTRAL HEATING**

SUMMARY OF ACCOMMODATION CONTINUED

UPVC WINDOWS

GARAGE/WORKSHOP WITH PARKING SPACE

FRONT AND REAR GARDENS

PARK LAND VIEWS

Covered entrance porch with courtesy light. White uPVC glazed door with matching side panel affords access to the:

BRIGHT AND SPACIOUS RECEPTION HALL 10'6 x 5'6 Staircase with wooden hand rail and solid balustrade affords access to the first floor landing. Wood effect laminate flooring. Radiator with wooden decorative cover. Panelled doors leading to the kitchen/breakfast room with further door leading to the bath/shower room. Large opening leads to the:

SITTING ROOM 15'11 x 9'11 Large window with delightful aspect overlooking the front garden with views over Grundy Park. Feature fireplace with recess for electric wood burner. Deep built in under stairs storage cupboard housing the gas and electric meters. Coved ceiling, dimmer lighting controls, spotlights, and two wall light points. Wood effect laminate flooring.



KITCHEN/BREAKFAST ROOM 10'10 x 9'9 Window to side. Coved ceiling, spotlights, slate flooring. Fitted with a range of high gloss wall and base units with ample granite effect working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap. Inset five ring gas hob with illuminated stainless steel and glass extractor hood above and single electric oven below. Recess and plumbing for a washing machine and space for fridge freezer. The dishwasher is concealed by a matching cupboard facia. Two contemporary style glass splashbacks to the sink and hob areas. Recess wine rack and breakfast bar with two stools. Access to:



DINING ROOM 10'10 x 10'3 Full width uPVC bi-fold doors create a light area and lead out onto the sun terrace. Coved ceiling and wood effect laminate flooring. Radiator with decorative wooden cover. Contemporary wall mounted shelving.





BATHROOM/SHOWER ROOM 6'2 x Obscure window to rear. Coved ceiling, spotlights. Tiled in quality wall ceramics with ornate border and slate effect tiled flooring to compliment a white suite comprising panelled bath with mixer tap and shower attachment. Corner walk-in shower cubical with curved sliding doors and chrome shower unit. Pedestal wash hand basin, low flush w.c.. Wall mounted cupboard with glass shelves above. Mirror with adjacent shelving. Chrome ladder radiator.

FIRST FLOOR LANDING

Doors to principal suite and bedrooms. Access to insulated and partly boarded loft with retractable ladder, also housing the combi gas central heating boiler.

PRINCIPAL BEDROOM 12'3 x 10'3 Large window to front over looking the garden and parkland beyond. Coved ceiling. Radiator with decorative wooden case. Panelled door leading to:



EN-SUITE JACK AND JILL SHOWER ROOM 9'2 x 3'4 White uPVC Velux sky light window. Tile effect wall covering, slate effect flooring. Walk in double width shower with folding glass door and chrome shower unit. Deep tiled shelf recess and spotlights. Low flush w.c., sink with chrome mixer tap and high gloss cupboard doors below. Chrome ladder towel rail. Return panelled door to second bedroom.



SECOND BEDROOM 14'6 x 7'10 (max) Currently used as a dressing room, home office. Window overlooking the rear garden. Further window to side. Built in storage cupboard and blanket box. Coved ceiling. Radiator and media points.



BEDROOM THREE 9'2 x 7'8 Window overlooking the rear garden. Radiator with decorative wooden cover. Coved ceiling.

EXTERIOR

FRONT GARDEN

The property is approached by a pathway adjacent to the front garden, which has been landscaped with gravel and log retaining beds. There is a wooden frame to support the mature trailing Wisteria tree.



REAR GARDEN

The rear garden is laid to lawn with a wide paved sun terrace directly behind the property and pathway leading to the front garden via a wrought iron gate to the side. Second path leads to the garage. Dense Laurels provide an excellent degree of seclusion. There is a recess barbeque area. External water supply. To one corner of the garden there is an ornated water feature providing a haven for frogs. At night the gardens are enhanced by the external lighting.

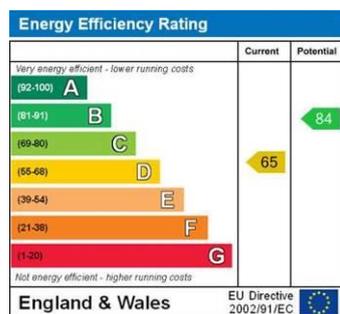


GARAGE/WORKSHOP 16'4 x 13'4 (overall) With up and over door, light and power connected. Window overlooking the rear garden and uPVC door to garden. Space for fridge freezer and tumble drier. There is also a private driveway to the rear of the garage.

COUNCIL TAX BAND. D

PRICE: £460,000. FREEHOLD

Energy Performance Graph



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

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



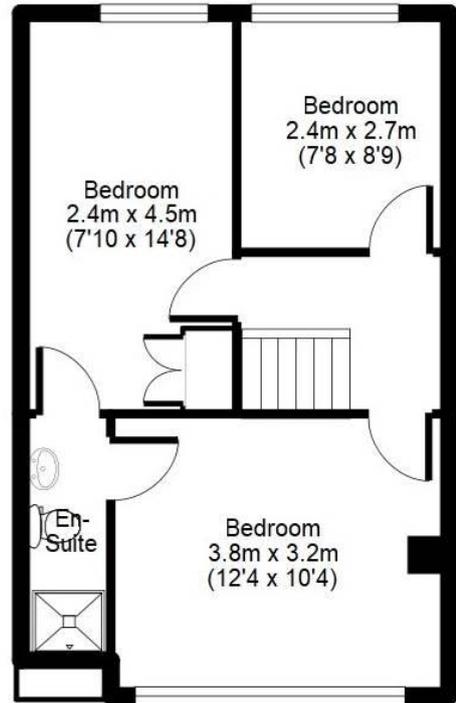
VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Floor Plans

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



Ground Floor



First Floor

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 perspective 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 Hennigan 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. Det 2605

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