



- MODERN OPEN PLAN LIVING AREA
- HIGH GLOSS KITCHEN
- EXCELLENT LOCATION
- CHAIN FREE

## Paradise Close, Cheshunt, Waltham Cross, EN7 6LP

PRICE: £504,995 FREEHOLD

MODERN OPEN PLAN LIVING AREA with this stunning three bedroom semi-detached house. Excellent location close to Cheshunt Park, Golf Course and Brookfield Farm shopping centre. . Modern replacement kitchen and bathroom. Garage via shared access with wrought iron security gates. Personal parking space to front of property. CHAIN FREE





## Property Description

Paradise Close is a pleasant cul de sac ideally located for all required amenities. It's situated almost adjacent to Cheshunt Golf course and Cheshunt Park for recreation pursuits and Brookfield Farm with its comprehensive shopping facilities and gym is within one mile. Additionally for the commuter the property is set equi-distant of both Cheshunt and Cuffley BR Stations offering regular service to either London Liverpool Street or Moorgate.

The property itself is well presented and since being in the seller's ownership for more than two decades has undergone many bespoke improvements to all areas of the property both internally and externally. They have created a stunning open plan living area with tri-fold doors granting access to the South facing rear garden and added wrought iron security gates to the garage access.

Accommodation to the ground floor comprises a generous entrance hall with stairs leading to the first floor landing and providing access to the spacious lounge/diner which is light and airy with porcelain tiled flooring and tri folding doors leading to the rear garden.

The modern kitchen has a range of high gloss grey wall and base units with contrasting Quartz style work surfaces with built in double oven and gas hob with space for appliances. The kitchen overlooks the front aspect and has a door leading to side exterior access.

Accommodation to the first floor comprises the landing which provides access to all three bedrooms and bathroom.

Bedroom one overlooks the rear garden and benefits from a full width range of mirror fronted fitted wardrobes.







Bedroom two is a good size double room overlooking the front aspect and benefits from fitted cupboards.

Bedroom three is a generous size single room with a built in cupboard and overlooks the front.

The modern first floor bathroom is part tiled and present with a white suite comprising panelled bath, contemporary style glass bowl sink and low flush WC.

The South facing rear garden is well designed with two Indian sandstone effect patio areas and the remainder being laid to lawn with well stocked flower borders and established palm trees.

The garage accessed via a shared driveway presents with an up over door with power and light connected. Access is granted via wrought iron security gates. Additionally there is parking on the front of the property for one/two vehicles.



## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE HALL

10' 3" x 6' 6" (3.12m x 1.98m)

### LOUNGE/DINER

17' 5 Max" x 18' 9 Max" (5.31m x 5.72m)

### KITCHEN

12' 11" x 8' 8" (3.94m x 2.64m)

### FIRST FLOOR LANDING

7' 8" x 2' 10" (2.34m x 0.86m)

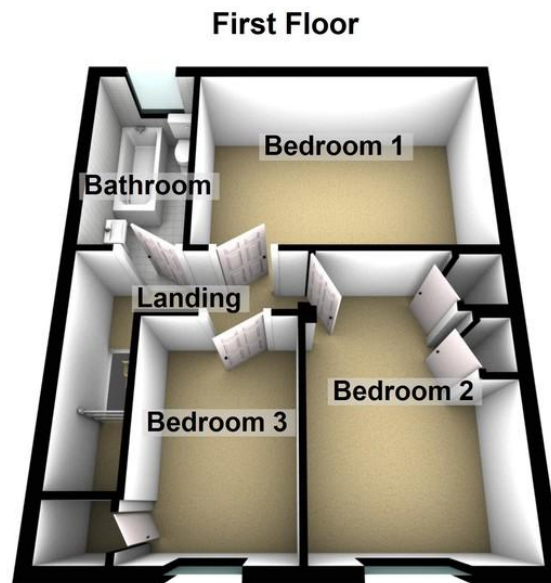
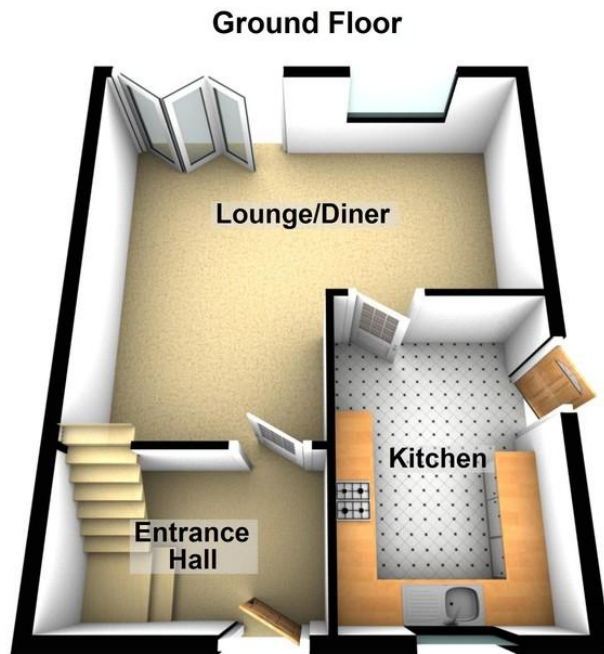
### BEDROOM ONE

12' 3" x 9' 7" (3.73m x 2.92m)

### BEDROOM TWO

13' 2" x 8' 9" (4.01m x 2.67m)





#### **BEDROOM THREE**

9' 11" x 6' 9" (3.02m x 2.06m)

#### **BATHROOM**

9' 4" x 4' 11" (2.84m x 1.5m)

#### **EXTERIOR**

#### **REAR GARDEN**

#### **GARAGE**

#### **CHARGES**

Council Tax Broxbourne Borough Council Band E

Tenure - Freehold

#### **UTILITIES AND SUPPLIERS**

Electricity - Mains - Utility Warehouse

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Utility Warehouse

Broadband - EE

Mobile Signal and Coverage - EE Vodafone Three O2

Flood Risk - Very Low

EPC to follow

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