



Springwood, West Cheshunt | EN7 6AZ

Offers in the Region Of £720,000 | Freehold



A beautifully presented **FOUR BEDROOMED DETACHED** house situated in the **HIGHLY REGARDED** development of **ADAMSFIELD** in West Cheshunt. The home features, **TWO** interconnecting **RECEPTION ROOMS**, delightful **CONSERVATORY**, **FABULOUS MODERN FITTED KITCHEN**, downstairs cloakroom/wc , **MASTER BEDROOM** with en-suite, **FAMILY BATHROOM**, delightful corner plot **NON OVERLOOKED GARDEN**, driveway parking and **GARAGE**. **\*\* CHAIN FREE \*\*** and potential to extend (STPP) plans available on request.





### Entrance Porch

Front door from the outside, radiator, laminate floor

### Cloakroom

Low level w/c, wash hand basin, chrome heated towel rail, small window

### Reception Hall

Laminate floor, radiator in cabinet, stairs to first floor

### Lounge

Fireplace with gas fire (not tested), radiator, glazed double doors to dining room, front aspect window

### Dining Room

Radiator, French doors to conservatory

### Conservatory

Double-glazed, built-in blinds, ceiling fan, radiator, French doors to rear garden

### Kitchen

White underslung enamel one and a half sink unit inset to grey Quartz work tops with matching upstands, range of base and eye level units with under cabinet lighting, integrated appliances including Neff stainless steel oven, electric ceramic hob above with glass extractor hood, built in half sized dishwasher, washing machine, single fridge and separate freezer, slimline wine cooler, large understairs cupboard, laminate floor, window overlooking garden, door to the outside

### First Floor Landing

Built in linen cupboard, window, access to loft space via pull down ladder with light and power and water softner

### Bedroom One

Laminate floor, range of fitted wardrobes, radiator, front aspect window

### En-Suite

Fully tiled shower cubicle, pedestal wash hand basin, low level w/c, fully tiled walls and floor, chrome heated towel rail, small window

### Bedroom Two

Range of built in wardrobes with drawer units, radiator, window overlooking garden

### Bedroom Three

Laminate floor, radiator, front aspect window

### Bedroom Four

Radiator, window to rear



### Exterior

#### Rear Garden

Delightful corner plot, south-east facing, non overlooked, large area of lawn, paved patio, raised decking area to the rear with pergola, small fishpond with water features, raised flower borders, greenhouse, garden shed, door leading to garage, outside lighting and tap, side access

#### Front Garden

Enclosed, mature shrubs, artificial grass, brick paved driveway for two cars



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

Council Tax | F  
EPC Rating | D

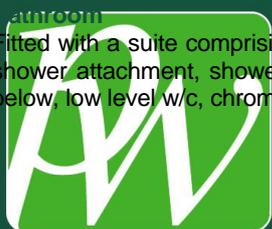
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**Bathroom**  
Fitted with a suite comprising panel enclosed bath with mixer taps and shower attachment, shower screen, wash hand basin with cupboards below, low level w/c, chrome heated towel rail, radiator, window



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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.