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Magnolia Way, West Cheshunt, EN8 0FD |  
£535,000 | Freehold



## Magnolia Way, West Cheshunt, EN8 0FD

CHAIN FREE - Situated in the sought-after Aldermere development in WEST CHESHUNT, this impressive DETACHED home offers FOUR SPACIOUS BEDROOMS, including a master suite with an en-suite bathroom. Overlooking the tranquil New River, the property features a welcoming ground floor cloakroom, a utility room, and a west-facing garden ideal for outdoor enjoyment. With a detached garage and the added benefit of being chain-free, this charming residence provides both convenience and comfort for modern family living. The property also benefits from being close to Brookfield Shopping Centre and easy access to A10 & M25.

### Key features

- Chain Free
- Four Bedrooms
- West Facing Rear Garden
- Detached Garage
- Detached
- Ground Floor Cloakroom
- Utility Room
- En-Suite To Master

### Property Information

Tenure  
Freehold

Council Tax  
F

EPC Rating  
C

Local Authority  
Broxbourne Borough Council

Service Charge & Ground Rent  
£368 per annum



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### Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed



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Please get in touch for your free  
property valuation.



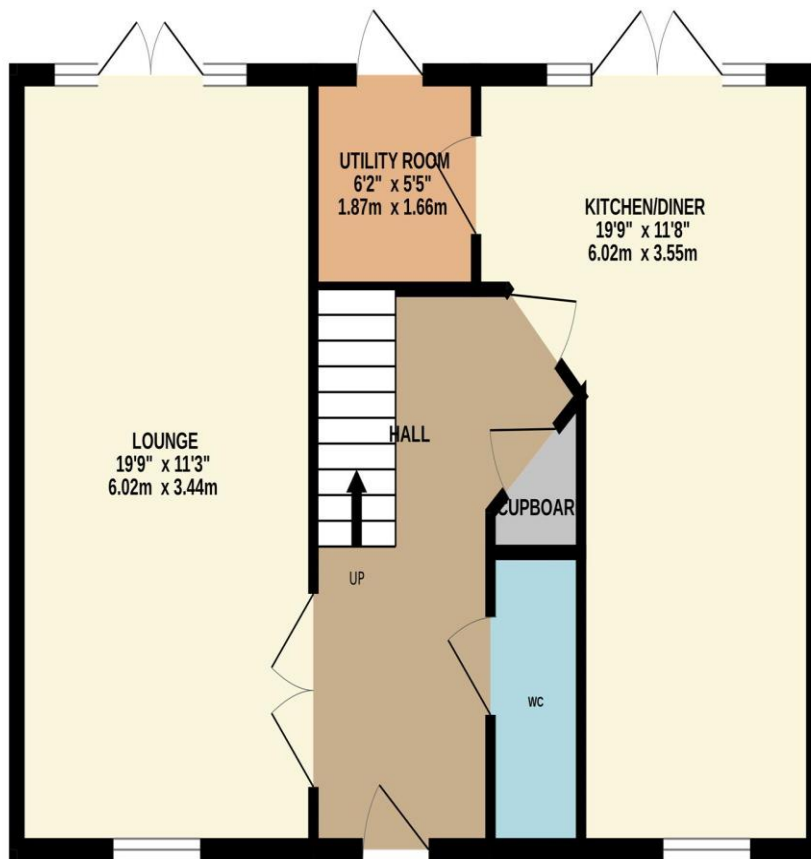




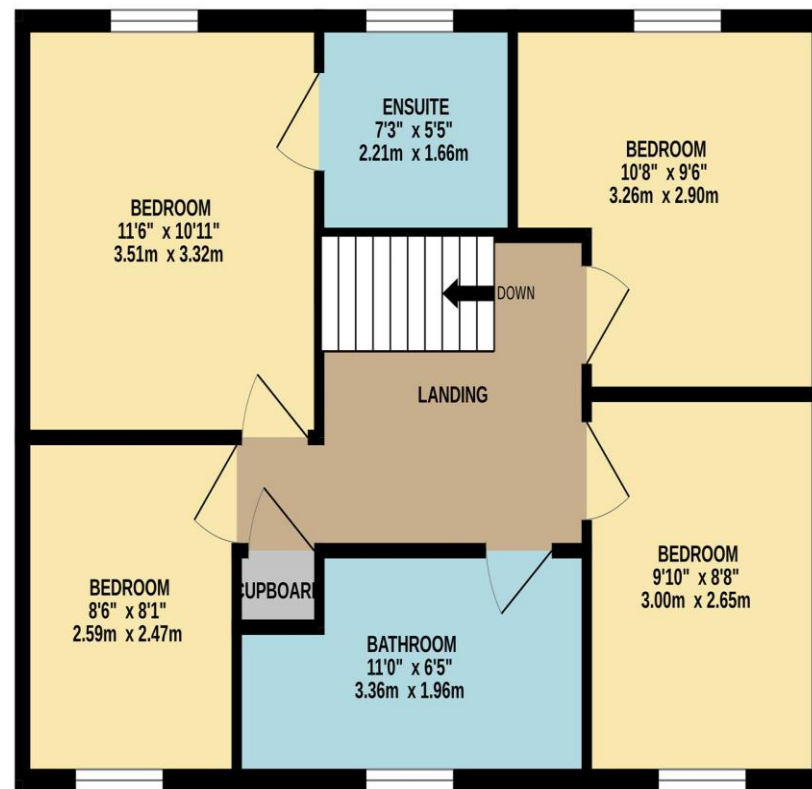




GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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