



1 The Spur, Cheshunt, EN8 0UN

£625,000





# 1 The Spur, EN8 0UN

\*EPC RATING A\*

Welcome to this charming 4-bedroom detached home located in the sought-after cul-de-sac of The Spur. This property boasts a spacious living room and conservatory, perfect for entertaining guests or relaxing with family. The modern bathroom, en-suite, downstairs WC, and utility room provide convenience and comfort for everyday living.

Situated in West Cheshunt, this property offers a perfect blend of suburban charm and convenience. 'Brookfield Retail Park' is moments away with an array of clothing stores, shops and eateries. With its spacious layout and desirable location, this house presents a fantastic opportunity for anyone looking to settle in a peaceful yet vibrant community.

One of the standout features of this property is the presence of solar panels plus ample battery storage, ensuring not only a reduced carbon footprint but also lower energy bills. The landscaped rear garden offers a retreat where you can unwind after a long day or enjoy outdoor gatherings with loved ones.

Don't miss the opportunity to make this house your home.

Book a viewing today and step into your future at The Spur!



### Entrance Hall

Stairs to First Floor Landing and door to Lounge/Diner.

### Lounge/Diner

24'7" x 10'4" (narrowing to 7'3") (7.49m x 3.15m (narrowing to 2.21m))

Through Lounge/Diner with access to the Conservatory and Kitchen. Window to front aspect.

### Kitchen

10'2" x 7' (3.10m x 2.13m)

Eye and base level units with worksurfaces throughout, space for appliances and access to under stair storage cupboard plus Utility Room.

### Utility Room

Worktop, sink, mixer tap and drainer, space for washing machine and tumble dryer, doors to Integral Garage, Rear Garden and Downstairs WC.

### Downstairs WC

Closed couple WC with wall mounted hand basin and mixer tap.

### Conservatory

15'2" x 9'5" (4.62m x 2.87m)

Under floor heating with access to Rear Garden

### First Floor Landing

Airing cupboard, loft access and doors leading to all rooms.

### Bedroom One

12'5" x 11'6" (narrowing to 9'2") (3.78m x 3.51m (narrowing to 2.79m))

Window to front aspect, fitted wardrobe and door to En-Suite.

### En-Suite to Bedroom One

Shower cubicle with shower over, closed couple WC and vanity wall mounted hand basin. Heated towel rail.

### Bedroom Two

10' x 8' (3.05m x 2.44m)

Window to front aspect.

### Bedroom Three

9'4" x 8'3" (2.84m x 2.51m)

Window to rear aspect.

### Bedroom Four

L Shaped, 11'5" (narrowing to 3'10") x 8' (narrowing to 5'1")

Window to rear aspect.

### Bathroom

Panel enclosed bath with shower over, closed couple WC with wall mounted hand basin. Heated towel rail. Window to rear aspect.

### Driveway and Front Garden

Driveway with lawn to side.

### Rear Garden

Split level landscaped garden comprising of patio, lawn and raised decking area to rear. Side access.

### Integral Garage

17'1 x 8'10" (5.21m x 2.69m)

Electric roll up door, smart inverter for array and battery storage.

### Reference

CH6512/EB/24092024 - Cheshunt Estate Agent









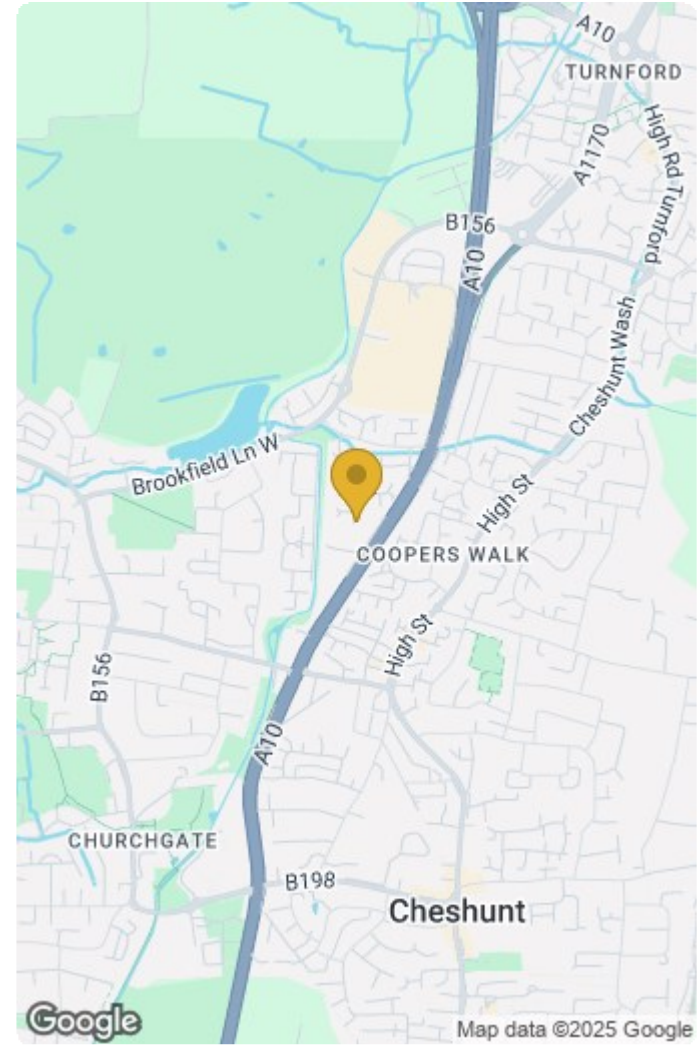




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

