

# Lanes

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**27 Woodside, Cheshunt, EN7 5DE**

**£610,000**

Welcome to Woodside, a detached four bedroom home in West Cheshunt!!

With it's spacious layout and two reception rooms, one of which can be used as a fifth bedroom or office/study, it provides versatile living space.

Situated in a desirable West Cheshunt location, this home offers convenience and tranquility. The en-suite in the main bedroom adds a touch of luxury, while the additional downstairs WC/Utility Area provides practicality for everyday living.

One of the standout features of this property is the driveway and detached double garage, offering plenty of parking space and storage options. The conservatory is a delightful space that allows you to enjoy the garden views all year round.

Don't miss the opportunity to make this house your home and enjoy the benefits of living in this wonderful neighbourhood. Book a viewing today and envision the possibilities that this property has to offer.





### Driveway

Driveway with parking for multiple cars and access to Double Garage.

### Entrance Hall

Window to side aspect, stairs to First Floor Landing and doors to

### Reception Two/Bedroom Five

12'10 x 8' (narrowing to 7'10") (3.91m x 2.44m (narrowing to 2.39m))

Versatile reception room that can be used as bedroom/study/snug etc. Window to front aspect.

### Lounge

15'2" x 10'5" (opening to 13'8") (4.62m x 3.18m (opening to 4.17m))

Spacious Lounge with window to front aspect and under-stair storage cupboard. Opening to Dining Area.

### Dining Area

13'8" x 12'2" (4.17m x 3.71m)

Door to both Conservatory and Kitchen.

### Kitchen

13'11 x 8' (4.24m x 2.44m)

Eye and base level units throughout with work surfaces. Fitted oven and hob with extractor hood, sink with tap and drainer. Window to rear aspect, door to side access and access to Downstairs WC/Utility Area.

### Downstairs WC/Utility Room

Closed couple WC with hand basin and tap. Window to side aspect. Space for Appliances.

### Conservatory

French doors leading to Rear Garden.

### First Floor Landing

Doors leading to all rooms.

### Bedroom One

16'11 x 7'9" (opening to 10'6")

Window to front aspect and door to En-Suite.

### En-Suite to Bedroom One

Shower cubicle and WC.

### Bedroom Two

11' x 10'9" (3.35m x 3.28m)

Window to rear aspect.

### Bedroom Three

11' x 10'9"

Window to rear aspect.

### Bedroom Four

8'3" x 6'6" (2.51m x 1.98m)

Window to front aspect and fitted wardrobes.

### Bathroom

Panel enclosed bath with closed coupled WC and hand basin. Window to side aspect.

### Rear Garden

Patio area leading to lawn, side access also.

### Detached Double Garage

17'9" x 16'4" (5.41m x 4.98m)

Electric up and over door.

### REFERENCE

CH6524 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			82
(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	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix CS024

### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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