



Estate Agents • Lettings • Land & New Homes



## 48 Hobbs Close, Cheshunt, EN8 0ED

**£575,000**

Nestled in the charming area of Hobbs Close, Cheshunt, this delightful end terrace house offers a perfect blend of space and comfort, ideal for family living. Built in 1950, the property has been thoughtfully extended with a double storey side extension, providing ample room for modern lifestyles.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and welcoming atmosphere.

The property boasts four bedrooms, ensuring that everyone has their own personal space. The master bedroom includes an en-suite shower room, while the first floor also features a family bathroom, catering to the needs of a busy household. Additionally, a convenient ground floor shower room enhances the practicality of the home.



### Porch

### Lounge/Diner

26'2" (narrowing to 13'3") x 15'4" (narrowing to 8 (7.98m (narrowing to 4.04m) x 4.67m (narrowing to 2)

### Kitchen

11'7" x 6'2" (3.53m x 1.88m)

Eye and base level units with worksurfaces throughout, fitted oven and gas hob, stainless steel sink and drainer.

### Reception/Bedroom Five

11'7" x 9'4" (3.53m x 2.84m)

Currently used as a second reception room but could also be used as a fifth bedroom.

### Downstairs Shower Room

Shower cubicle and closed couple WC.

### Utility Room

Space for appliances and storage.

### First Floor Landing

Doors leading to all rooms.

### Bedroom One

11'8" x 11' (3.56m x 3.35m)

Doors to En-Suite and Dressing Area

### En-Suite to Bedroom One

Shower cubicle and closed couple WC.

### Dressing Area to Bedroom One

### Bedroom Two

11'9" x 6'5" (3.58m x 1.96m)

### Bedroom Three

11'4" x 9'2" (3.45m x 2.79m)

Storage cupboard

### Bedroom Four

8'10" x 8'7" (2.69m x 2.62m)

Fitted Wardrobe

### Bathroom

Fully tiled bathroom with panel enclosed bath and closed couple WC.

### REFERENCE

CH6536/ED/06022025 - CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(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	

GROUND FLOOR

1ST FLOOR



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. Made with Metropix ©2025

### 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.

