



45 Wellers Grove, Cheshunt, EN7 6HU

£475,000



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Located in 'West Cheshunt' is this rarely available 4/5 bedroom mid terrace home. The property is in need of modernisation and benefits include newly fitted kitchen, ground floor W.C, first floor bathroom, additional shower room, off street parking and much more. Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment.



Entrance Hall

Access to Lounge, Kitchen and door to Downstairs WC.

Downstairs WC

Closed Couple WC with hand basin and heated towel rail.

Kitchen

13" x 7" (3.96m x 2.13m)

Fitted electric cooker and hob with extractor hood, eye and base level units with Corian work surfaces. Sink with drainer and mixer tap as well as hot tap feature. Integrated appliances as well as warming drawer. Double glazed window to front aspect.

Lounge

15" x 13" (4.57m x 3.96m)

Through Lounge open aspect to dining room.

Dining Room

13'1" x 7'1" (3.99m x 2.16m)

Radiator and bi-folding doors leading to garden.

First Floor Landing

Airing cupboard and doors leading to all rooms.

Bathroom

Panel-enclosed bath with mixer tap, closed couple WC and vanity hand basin with mixer tap. Heated towel rail and frosted window to front aspect.

Shower Room

Walk-in cubicle with shower over and additional shower attachment. Tiled walls and flooring. Fitted cupboard.,

Bedroom One

14'1" x 9'1" (4.29m x 2.77m)

Fitted wardrobes, double glazed window to rear aspect and radiator.

Bedroom Two

14" x 8" (4.27m x 2.44m)

Fitted wardrobe, double glazed window to front aspect and radiator.

Second Floor Landing

Doors leading to Bedroom Three, Four and Five.

Bedroom Three/Loft Room

14" x 11" (4.27m x 3.35m)

Loft room that could also be used as a bedroom. Two Velux skylights, eaves storage and a radiator.

Bedroom Four

8'1" x 7'1" (2.46m x 2.16m)

Double glazed window to rear aspect and radiator. Fitted wardrobe and eye level units.

Bedroom Five

11'11" x 6'1" (3.63m x 1.85m)

Double glazed window to rear aspect and radiator. Fitted wardrobe and storage units.

Rear Garden

Patio paved area with flower bed borders, rear access also.

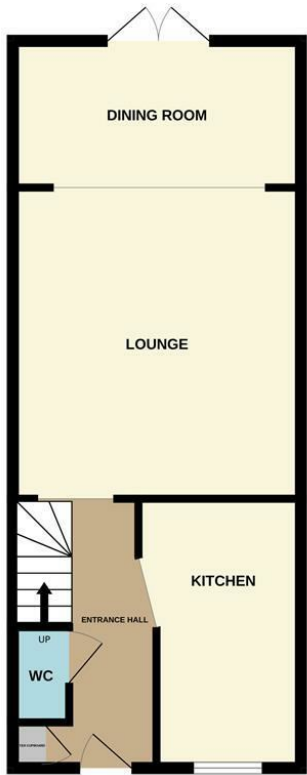
Front Exterior

Pattern brick driveway with off street parking for at least 2 cars.

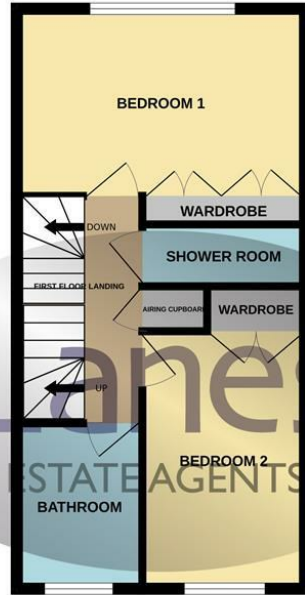




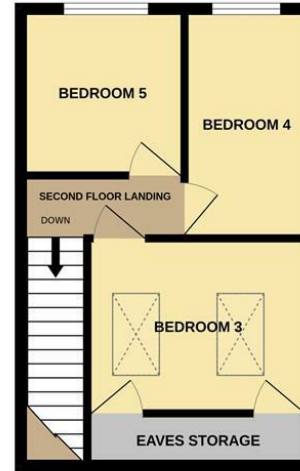
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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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.

