

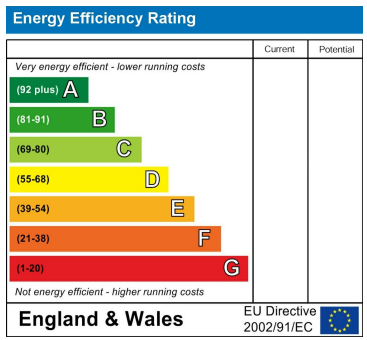
Cony Close
West Cheshunt

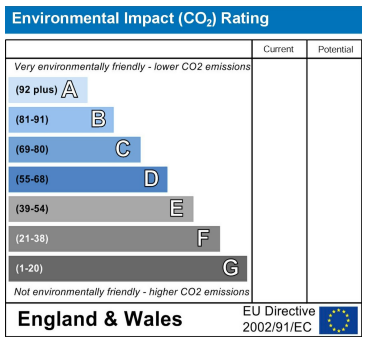
JR Sales & Lettings

£569,950
Freehold

An extended, modern five-bedroom family home, ideally situated in a pleasant no-through road on the sought-after West Cheshunt/Goffs Oak borders. The well-planned ground floor offers two spacious reception rooms, a fitted kitchen/breakfast room and a convenient guest cloakroom. Upstairs, there are five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. Externally, the property benefits from a beautifully landscaped rear garden, driveway providing off-street parking for two cars and a garage ideal for storage. Perfectly positioned within a highly regarded school catchment area and close to local amenities, this is an excellent family home in a desirable location.

- **Extended, modern five-bedroom family home**
- **Two spacious and versatile reception rooms**
- **Fitted kitchen/breakfast room**
- **Ground floor cloakroom/WC**
- **Principal bedroom with en-suite shower room**
- **Four further well-proportioned bedrooms**
- **Modern family bathroom**
- **Landscaped rear garden ideal for families and entertaining**
- **Driveway providing off-street parking for two cars plus garage for storage**
- **Sought-after West Cheshunt location on the Goffs Oak borders, within an excellent school catchment area and set in a quiet no-through road**





Front
Block paved driveway for 2 cars. Laid lawn. Shrub and flower borders

Entrance
Composite entrance door with leaded light double glazed window to the:-

Hallway
Stairs to the first floor with timber balustrade. Coving to ceiling. Amtico style wooden flooring. Double radiator: Door to:-

W.C.
Opaque double glazed window to the front. Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboards under. Tiled splash backs. Radiator. Extractor fan. Wall mounted consumer unit.

Kitchen/Breakfast Room
Double glazed box bay window to the front. Radiator. Wall and base fitted units with rolled edge wood effect worktops over incorporating a stainless steel sink with mixer tap and drainer. Glass splash back. Four ring gas hob with extractor fan over. Built in oven. Integrated fridge and freezer. Integrated dishwasher. Integrated washer/dryer. Inset lighting. Amtico flooring.

Living Room
Double glazed window to the rear. Double glazed French doors to the garden. Two radiators. Feature quartz stone electric real flame effect fireplace. Cupboard under the stairs. Wooden flooring. Opening to the:-

Dining Room/Play Room/Reception 2
Coving to ceiling. Two radiators. Double glazed French doors to the garden. Wooden flooring. Window to the side.

First Floor Landing
Two access points to loft space. Built in airing cupboard housing the immersion cylinder. Doors to:-

Bedroom 1
Double glazed window to the front. Radiator. Fitted wardrobe and built in fitted wardrobes. Door to:-

En-Suite Shower
Tile enclosed shower cubicle with mixer valve and hand attachment. Low flush W.C. with push button flush. Pedestal wash hand basin. Part tiled in complimentary ceramics. Extractor fan. Towel rail. Mirror cabinet.

Bedroom 2
Double glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom 3
Double glazed window to the front. Radiator. Built in fitted wardrobes.

Bedroom 4
Double glazed window to the rear. Radiator. Built in fitted wardrobes.

Bedroom 5/Study/Dressing Room
Double glazed window to the rear. Radiator. Range of fitted cupboards and wardrobes.

Family Bathroom
Opaque double glazed window to the front. Suite comprising of panel bath with Georgian style mixer tap and hand attachment. Pedestal wash hand basin. Low flush W.C. with push button flush. Part tiled walls. Extractor fan. Towel radiator.

Garden
Landscaped garden with paved patio areas. Water tap. Lighting. Power point. Laid lawn. Shrub and flower borders. Side access via a wooden gate to the front.

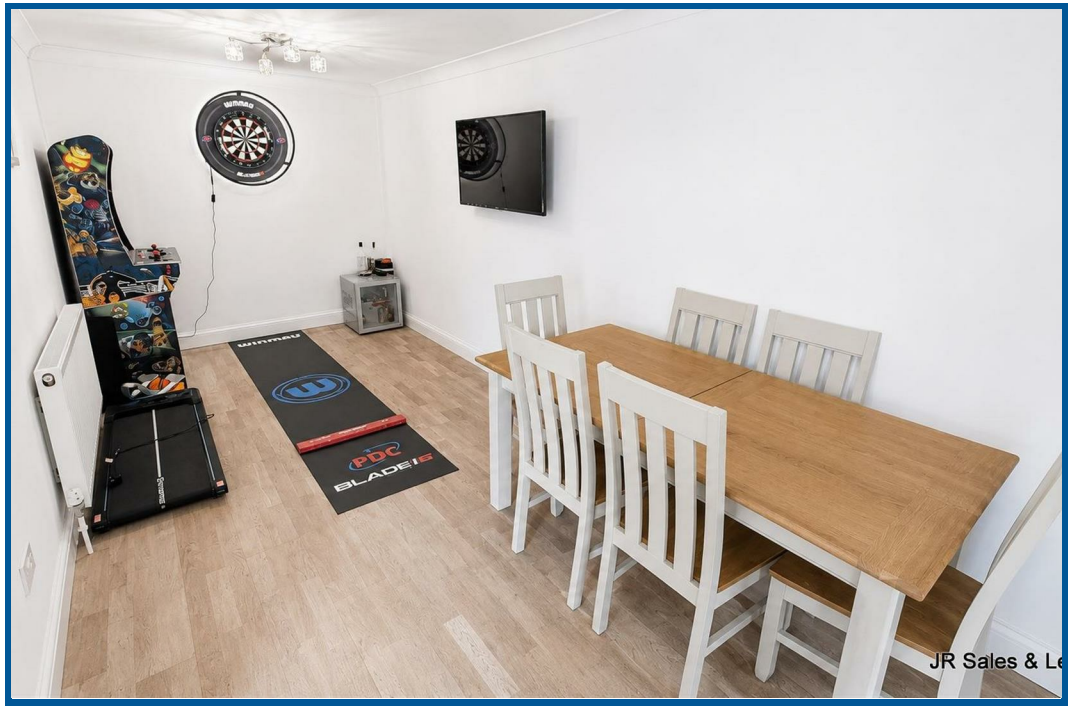
Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.


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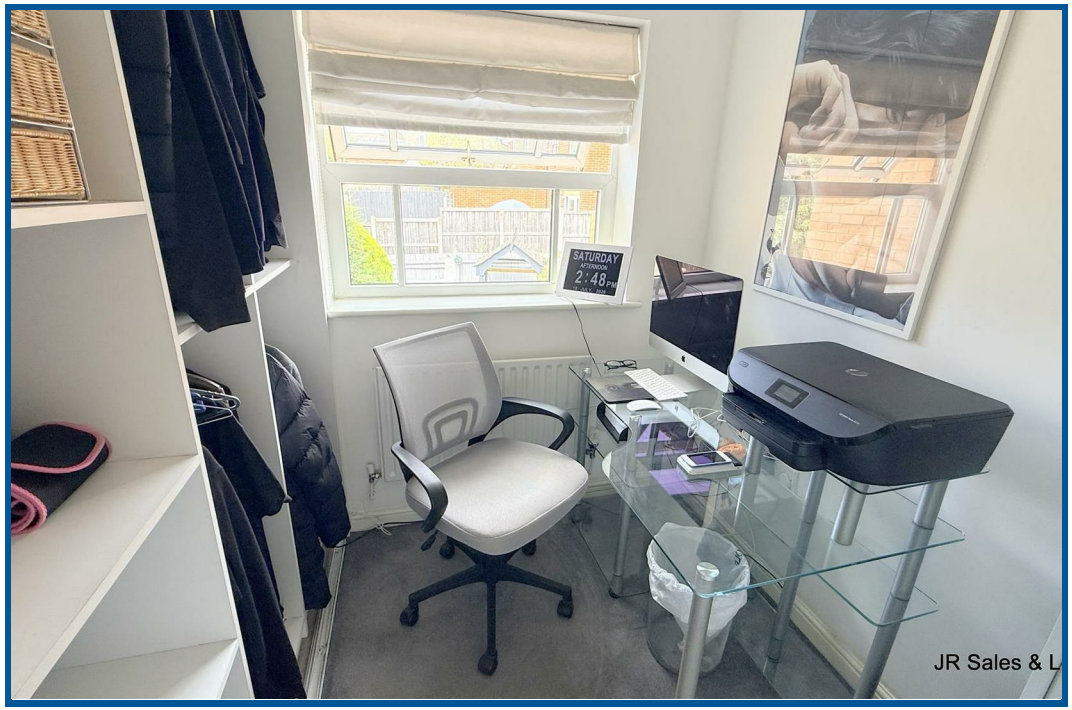

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Ground Floor
Area: 81.1 m² ... 873 ft²

First Floor
Area: 60.9 m² ... 656 ft²

Cony Close, Cheshunt, EN7 6UW

Total Area: 142.0 m² ... 1529 ft² (excluding garden)

All measurements are approximate and for display purposes only