

Richardson Crescent, West Cheshunt, EN7 6WZ



Price: £995,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



An imposing 5 double bedroom detached family home set within this quiet cul-de-sac development on the borders of Goffs Oak and West Cheshunt. The property features 4 reception rooms recently fitted kitchen/ breakfast room, galleried landing, 3 bathrooms two of which are en-suite, double garage with off street parking and a secluded south westerly facing rear garden.

- 5 DOUBLE BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION/ 3 BATHROOMS
- 2 EN-SUITES
- STUDY
- GALLERIED LANDING
- SECLUDED SOUTH WESTERLY FACING REAR GARDEN
- DOUBLE GARAGE
- QUIET CUL DE SAC

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
FAMILY ROOM
STUDY
LIVING ROOM
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM

5 BEDROOMS- one with En-Suite bathroom
 - one with En-Suite shower room
FAMILY BATHROOM -with shower

SELCUED SOUTH WESTERLY REAR GADEN
SIDE ACCESS
DOUBLE GARAGE
OFF STREET PARKING

LOCATION

Richardson Crescent is a turning off of Darnicle Hill/Hammond Street Road. There are a variety of local shops close by and Brookfield Shopping Centre and A10 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Borough of Broxbourne

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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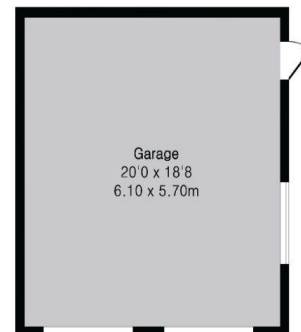
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**Approximate Gross Internal Area 2459 sq ft - 229 sq m
(Excluding Garage)**

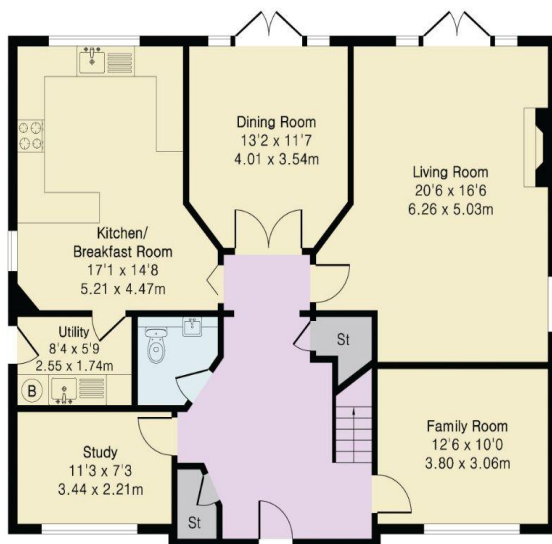
Ground Floor Area 1214 sq ft – 113 sq m

First Floor Area 1245 sq ft – 116 sq m

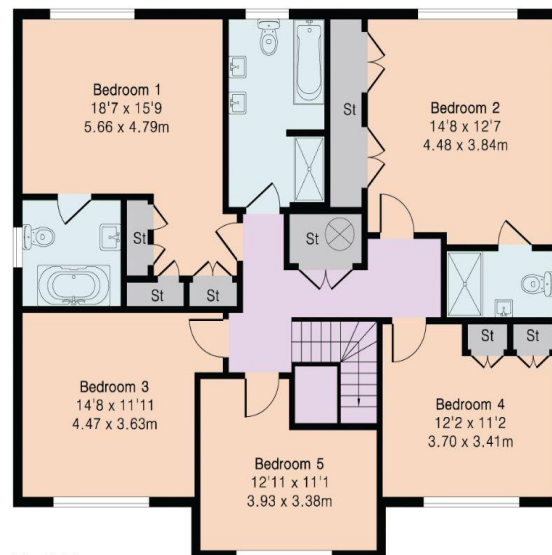
Garage Area 374 sq ft – 35 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

