



9 Hull Close

West Cheshunt, EN7 6XG

Guide Price £700,000



VENDOR SUITED!!!! KIRBY COLLETTI are delighted to market this superb **FOUR DOUBLE BEDROOM DETACHED HOUSE** situated within a highly regarded cul de sac, in this sought after residential location. Within easy access to local shops, bus routes and a short drive to Brookfield Farm Retail Park, A10/M25 Road Links and Cheshunt & Cuffley Railway Station which both have excellent links into London.

Some of the many features include 18ft Bay Fronted Lounge, Dining Room, Kitchen/Breakfast Room, Stunning Master Bedroom with Vaulted Ceiling and En Suite Bathroom, Family Bathroom/W.C, uPVC Double Glazing, Gas Heating To Radiators, 18ft Integral Garage and Parking For 4 Cars.

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- DINING ROOM
- EN SUITE BATHROOM
- SHORT WALK TO LOCAL SHOPS
- SITUATED IN A HIGHLY REGARDED CUL DE SAC
- KITCHEN/BREAKFAST ROOM
- 18FT INTEGRAL GARAGE
- 18FT BAY FRONTED LOUNGE
- STUNNING MASTER BEDROOM
- DRIVEWAY



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Stairs up to first floor. Door to garage.

GROUND FLOOR W.C.

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin.

LOUNGE

18 x 11'5 (5.49m x 3.48m)
Front aspect uPVC double glazed bay window. Feature Limestone fireplace with pebble effect fitted gas fire. Wooden flooring. Radiator. Double doors to:

DINING ROOM

12'6 x 10'4 (3.81m x 3.15m)
Rear aspect uPVC double glazed windows and door to rear garden. Wooden flooring. Radiator. Door to:

KITCHEN/BREAKFAST ROOM

16'11 max x 12'5 max (5.16m max x 3.78m max)
Rear aspect uPVC window and double doors to garden. Range of wooden fronted wall and base units with granite worksurfaces over. Rangemaster Cooker. Integrated dishwasher. Integrated fridge/freezer. Tiled floor. Recessed ceiling spotlights. Door to:

UTILITY ROOM

6'3 x 5'2 (1.91m x 1.57m)
Door to side. Wall and base units. Cupboard housing wall mounted gas boiler. Plumbing for washing machine. Space for tumble dryer.

FIRST FLOOR LANDING

BEDROOM 1

12'10 x 12'6 (3.91m x 3.81m)
Front aspect uPVC arched window and separate

window to front. High vaulted ceiling. Two built in wardrobes. Radiator. Door to:

EN SUITE BATHROOM

Front aspect uPVC double glazed window. Tiled enclosed bath and tiled surround, mixer tap and separate shower unit. Low level W.C. Pedestal wash hand basin.

BEDROOM 2

13'3 x 9'11 (4.04m x 3.02m)
Rear aspect uPVC double glazed window. Built in wardrobes. Radiator.

BEDROOM 3

12'3 x 8'6 (3.73m x 2.59m)
Front aspect uPVC double glazed window. Built in wardrobe. Built in cupboard. Radiator.

BEDROOM 4

9'11 x 9'6 (3.02m x 2.90m)
Rear aspect uPVC double glazed window. Radiator.

FAMILY BATH/SHOWER ROOM

Rear aspect uPVC double glazed window. Panel enclosed bath and tiled surround and mixer tap Low level W.C. Pedestal wash hand basin. Fully tiled shower cubicle.

OUTSIDE

FRONT GARDEN

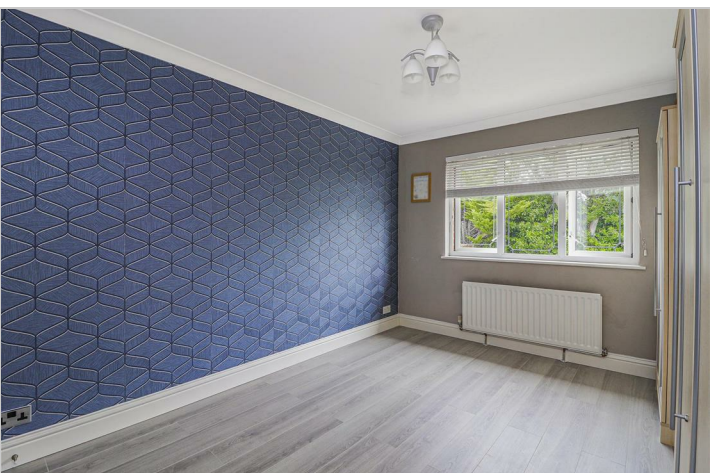
Block paved drive providing off street parking for 4 cars and access to:

INTEGRAL GARAGE

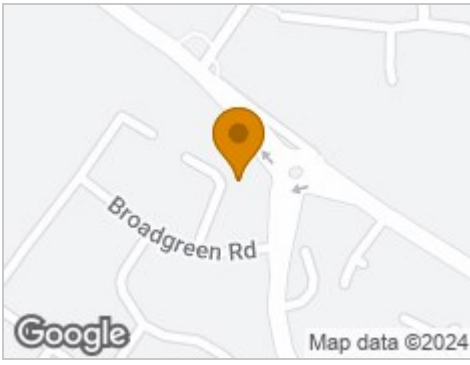
18 x 8'9 (5.49m x 2.67m)

REAR GARDEN

Easterly facing. Decked patio area. Laid to lawn. Greenhouse. Mature trees. Pedestrian side access.



Road Map



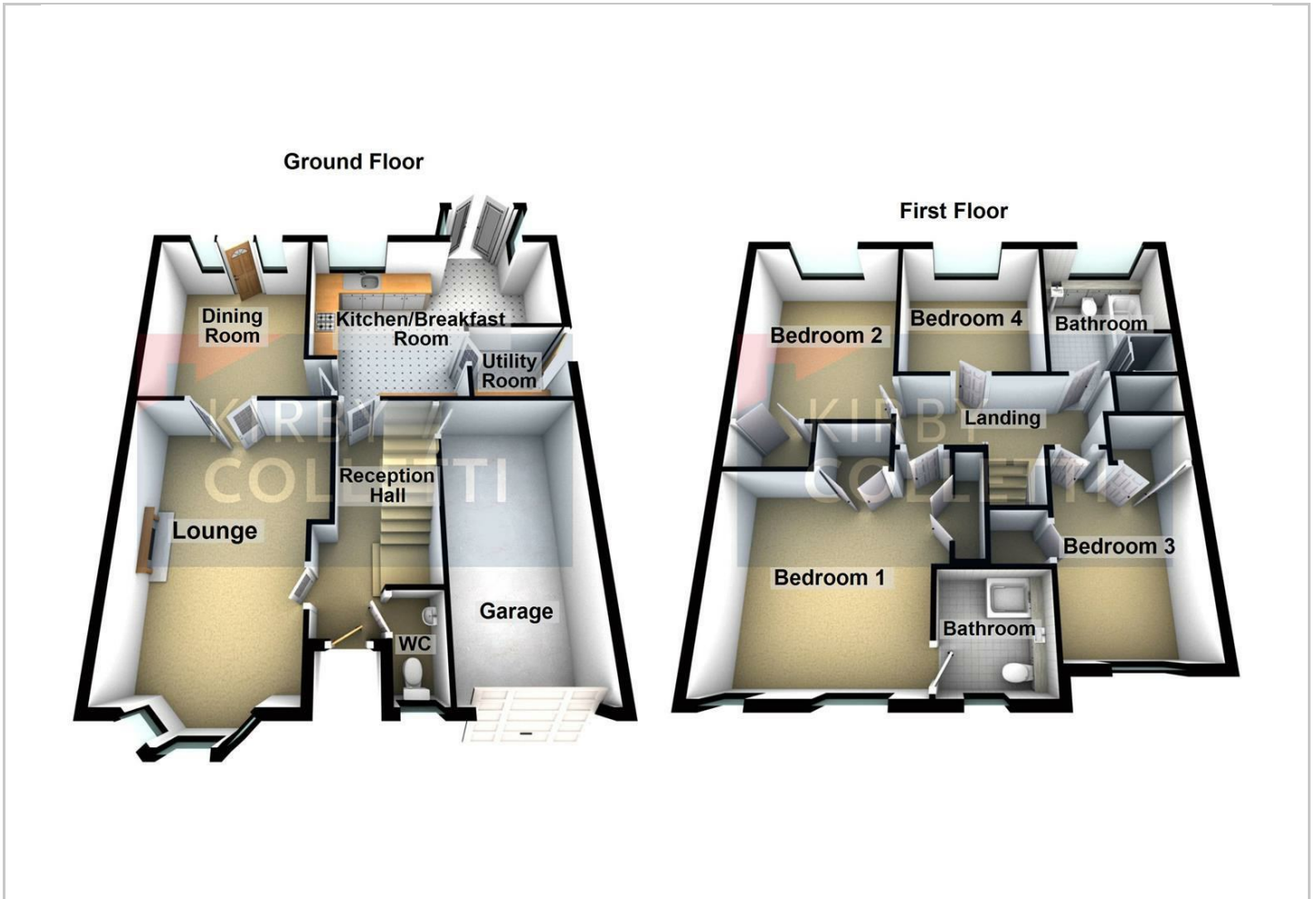
Hybrid Map



Terrain Map



Floor Plan

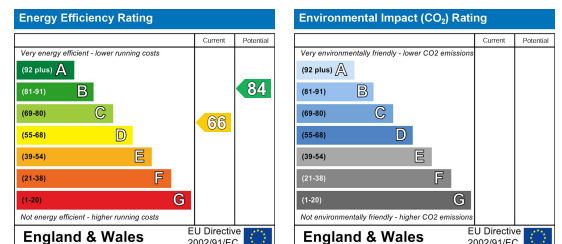


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk