



THISTLEDOWN BROOKFIELD LANE WEST, FLAMSTEAD END, CESHUNT EN8 0QH

Asking Price £689,995 | Freehold

ANDREW WARD EST 1988  
ESTATE AGENTS



## Property Overview

A beautifully presented four double bedroom detached family house with plenty of parking, adjacent to open playing fields and a stones throw of Cheshunt Park Golf Centre. the property has been modernised by the current owner to provide spacious contemporary living space comprising entrance hall with cloakroom, study/snug, spacious through double reception room with bi-folding doors, making it ideal for entertaining and a wonderful open plan fully integrated kitchen with island. To the first floor are four good size double bedrooms with the master enjoying plenty of built in wardrobes with en suite facilities and further family bathroom. The property benefits from plenty of off street parking with pedestrian access to rear with west facing garden and garage.

In Catchment of Goffs Academy 0.6 miles



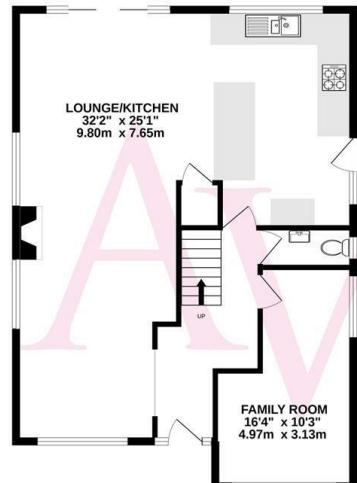
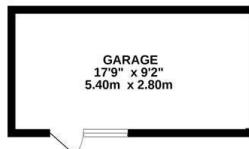
## Property Features

- Living Room: 32'2 x 11'10
- Kitchen Breakfast Room: 16'0 x 9'10
- Study/Snug: 16'4 x 9'0
- Cloakroom
- Family Bathroom
- Bedroom One: 12'11 x 10'7 Plus En Suite
- Bedroom Two: 15'5 x 11'11
- Bedroom Three: 11'7 x 9'7
- Bedroom Four: 15'5 x 7'6
- West Facing Garden & Garage

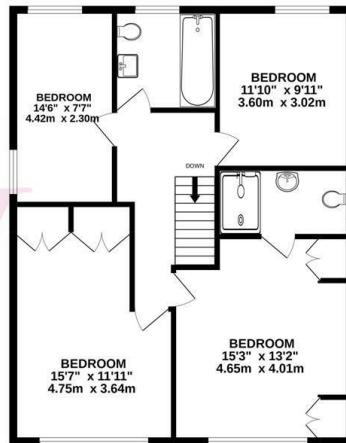
## Agents Notes

The property has been finished to an exacting standard including double glazed tinted windows, new boiler and electrics and high end fitted fixtures and fittings along with integrated kitchen appliances. The property is also conveniently situated to Brookfield Farm Shopping Centre along with local shopping facilities and easy access to the A(10), M(25) & Cheshunt rail station serving London Liverpool St.

GROUND FLOOR  
997 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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 durability or efficiency can be given.  
Made with Metropix 02/2022.



## Contact us

35 Bradmore Green, Brookmans Park, Herts, AL9 7QR  
01707 649779 | [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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