



2 Treesland Appleby Street, Cheshunt, EN7 6QZ

Guide Price £800,000

Welcome to Treesland, Appleby Street, Cheshunt - a charming and spacious five-bedroom detached home located in the quiet and desirable 'West Cheshunt' area.

This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family, a kitchen/diner with access to a south facing rear garden, ideal for those sunny days. Other benefits include two en-suites, a family bathroom, and a convenient downstairs WC, this home is designed to cater to your every need.

Parking will never be an issue with a driveway and a double garage, ensuring both convenience and security for your prized possessions.

Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a spacious family home to create lasting memories, this five-bedroom detached house on Appleby Street is sure to impress. Don't miss out on the opportunity to make this property your own and enjoy the best of what Cheshunt has to offer.

This property also has the added incentive of being sold CHAIN FREE.



Driveway

Pattern brick driveway with lawn to right hand side.

Entrance Hall

Stairs to First Floor Landing and doors leading to all other rooms.

Reception One

18'8" (narrowing to 10'5") x 14'8" (narrowing to 1 (5.69m (narrowing to 3.18m) x 4.47m (narrowing to 3) French doors leading to Rear Garden.

Kitchen/Diner

18'1" x 10'5" (narrowing to 8'5") (5.51m x 3.18m (narrowing to 2.57m))

Eye and base level units throughout with worksurfaces, space for cooker with fitted extractor hood over. Integrated dishwasher and microwave. Sink with mixer tap and drainer. Space for dining table and doors leading to Rear Garden and Utility Room. Window to rear aspect.

Reception Two

14'2" x 10'6" not inc of bay window (4.32m x 3.20m not inc of bay window)

Bay window to front aspect.

Utility Room

Sink with mixer tap and drainer. Eye and base level units with space for white goods. Door leading to side access

Downstairs WC

Closed Coupled WC with wall mounted hand basin.

First Floor Landing

Spacious landing with loft access and doors leading to all rooms. Window to front aspect.

Bedroom One

14'8" x 12'6" (4.47m x 3.81m)

Door to En-Suite and window to rear aspect.

En-Suite to Bedroom One

Shower cubicle with shower over, closed coupled WC with bidet and pedestal hand basin. Frosted window to side aspect.

Bedroom Two

13'3" x 10'5" (4.04m x 3.18m)

Door to En-Suite and window to front aspect.

En-Suite to Bedroom Two

Panel enclose

Bedroom Three

14'11 x 9'4" (4.55m x 2.84m)

Two windows to front aspect.

Bedroom Four

12'11" x 9'7" (3.94m x 2.92m)

Window to rear aspect

Bedroom Five

9'1" x 8' (2.77m x 2.44m)

Family Bathroom

Panel enclosed bath with shower over, closed coupled WC and pedestal hand basin.

Rear Garden

South-facing garden comprising of patio area, lawn with flower bed borders and side access.

Double Garage

Up and over door with power and lighting.

REFERENCE

CH6506 EB/EB/PL LANES CHERSHIRE ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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 confirm 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.



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