

Richardson Crescent, West Cheshunt, EN7 6WZ



**Price: £850,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
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**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 3 reception rooms plus study, kitchen, breakfast room, galleried landing, 3 bathrooms two of which are en-suite, double garage with off street parking and secluded south westerly facing rear garden.**

- Five Double Bedrooms
- Three Reception Rooms
- Study
- Kitchen Breakfast Room
- 2 En-Suites
- South Westerly Facing Rear Garden
- Double Garage
- Quiet Cul De Sac Location

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## **FEATURES**

**DESCRIPTION** 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 a large hallway, 3 reception rooms, study, kitchen breakfast room, utility room, and downstairs cloakroom. To the first floor there are 5 double bedrooms, two of which have en-suites, family bathroom and large galleried landing. Externally the property features a double garage with off street parking and south westerly facing rear garden.

## **ACCOMMODATION**

Large Entrance Hall – Large Built-in Storage Cupboard plus under stairs Cupboard  
Family Room – 11'10 x 10'0  
Study – 10'11 x 7'2  
Ground Floor Cloakroom  
Living Room - 19'8 x 16'0 narrowing to 13'6 with double doors leading to garden  
Dining Room – 13'0 x 11'5  
Kitchen/Breakfast Room – 16'9 x 14'2 narrowing to 11'4  
Utility Room – 8'4 x 5'4  
First Floor landing  
Master Bedroom – 16'7 (to front of wardrobes narrowing to 12'5 x 14'6  
En-Suite Bathroom  
Bedroom 2 – 14'8 x 12'7 (to front of wardrobes)  
En-Suite Shower Room  
Bedroom 3 – 12'0 x 10'11 (to rear of wardrobes)  
Bedroom 4 – 11'11 (to rear of wardrobes) x 10'7  
Bedroom 5 – 12'9 x 7'9  
Family Bathroom

**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.

**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. You need to provide us with the following documents: \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

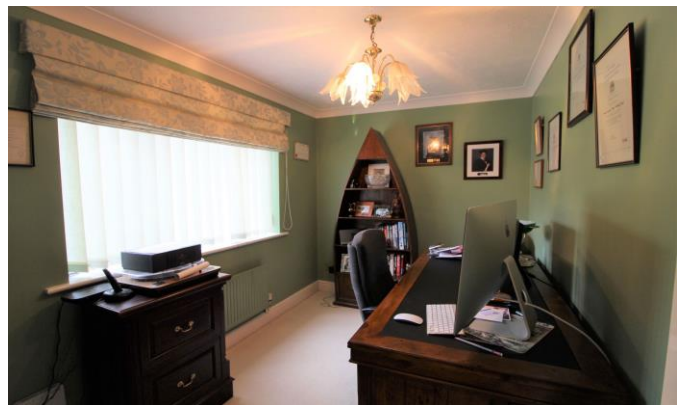
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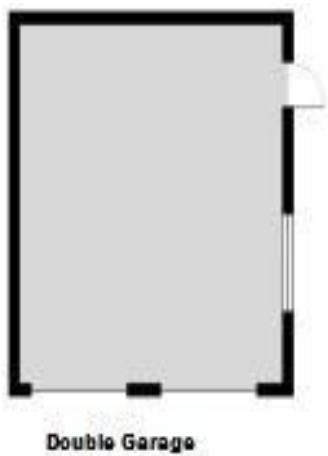
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Double Garage



Ground Floor



First Floor

Richardson Crescent, Hertfordshire EN7

Total Area: 252.6 m<sup>2</sup> - 2719 ft<sup>2</sup>

All measurements are approximate and for display purposes only