

# NOVUS Residential

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MORETON CLOSE, CHESHUNT, EN7



A bright and spacious five-bedroom, semi-detached house prominently located on this secluded residential street which is well located for access to local amenities to include both Flamstead End and Brookfield Shopping Centre. The property, which extends to approximately 1,870 sq. ft, comprises entrance hall with large storage provision and doors leading to: dual aspect reception /dining room which adjoins a large semi-open plan, fully applianced, kitchen, study and a guest WC. The first floor offers four generous sized bedrooms and a modern four piece family bathroom suite. The second (top) houses the principle bedroom with an en-suite shower room and Juliet balcony. There is a south facing garden to the rear of the property, accessed via the dining room, and an integral garage accessed via the kitchen housing the boiler. Additional benefits include UPVC double glazing throughout and off-street parking for several vehicles.

Moreton Close is within close proximity to Flamstead End and a little further is Brookfield Shopping Centre which features several supermarkets and well know high street stalwarts to include Marks & Spencer's, Boots and Starbucks. The property allows easy access for the motorist to both the A10 and the M25. Cheshunt Train Station provides Overground rail services to London's Liverpool Street and Stansted Airport. Both Cheshunt Park and Cheshunt Park Golf club are easily accessible for leisure pursuits. There are also several well-regarded schools within close proximity to include Flamstead End and Fairfield Primary Schools and Goffs Academy.

**£625,000 (STC)**

**FREEHOLD**

**CHAIN FREE**

0208 350 8936

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**Council Tax: Band E- £2323.00 Per Annum (BROXBOURNE)**



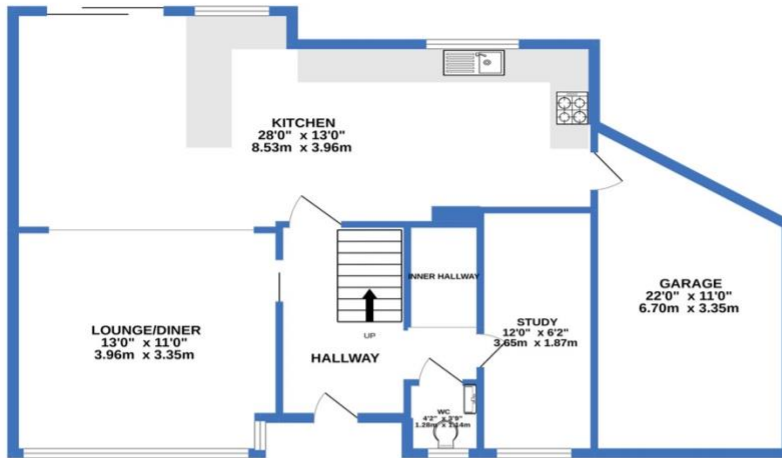




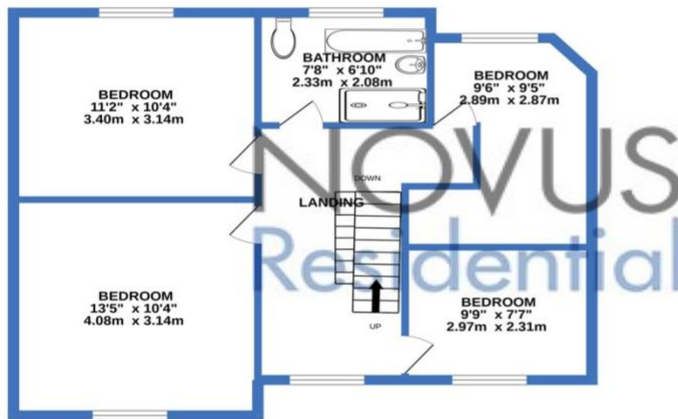




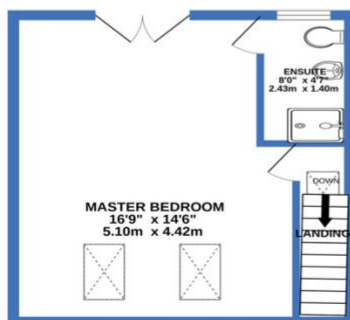
GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.6 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 operability or efficiency can be given.  
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