



£400,000
Prospect Road,

KI

Prospect Road, EN8 9QL

Keith Ian are delighted to offer this three bedroom extended semi detached house ideally located close to local shops, schools and public transport facilities. Within easy access to A10 & M25, Brookfield Farm Shopping Centre is a short distance away. The property benefits from double glazing, first floor bathroom, loft room, solar panels, potential for driveway to the front (stpp) and garage to rear. EARLY VIEWING RECOMMENDED.

LOUNGE

18'2" x 15'9" (5.54 x 4.80)

DINING ROOM

18'2" x 7'10" (5.54 x 2.39)

KITCHEN

12'8" x 7'9" (3.86 x 2.36)

BEDROOM 1

13'4" x 9'5" (4.06 x 2.87)

BEDROOM 2

12'10" x 9'7" (3.91 x 2.92)

BEDROOM 3

9'7" x 6'7" (2.92 x 2)

LOFT ROOM

12'3" x 10'8" (3.73 x 3.25)

BATHROOM

9'5" x 4'2" (2.87 x 1.27)

WHAT 3 WORDS

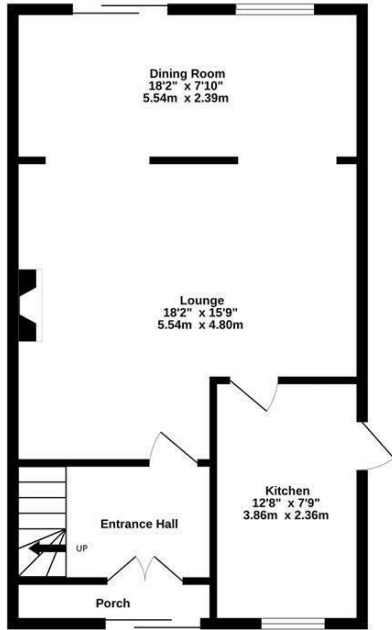
///vibrate.double.buns

GARAGE

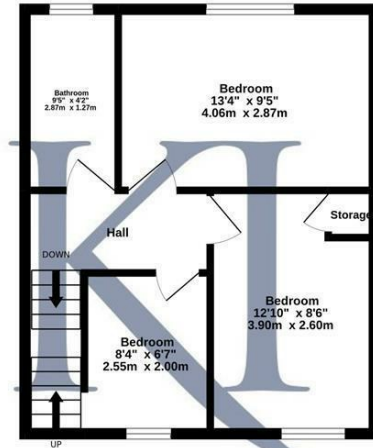




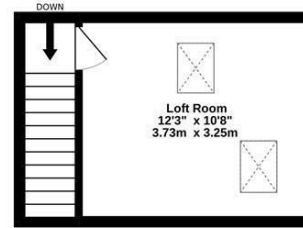
Ground Floor
576 sq.ft. (53.5 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



2nd Floor
163 sq.ft. (15.2 sq.m.) approx.

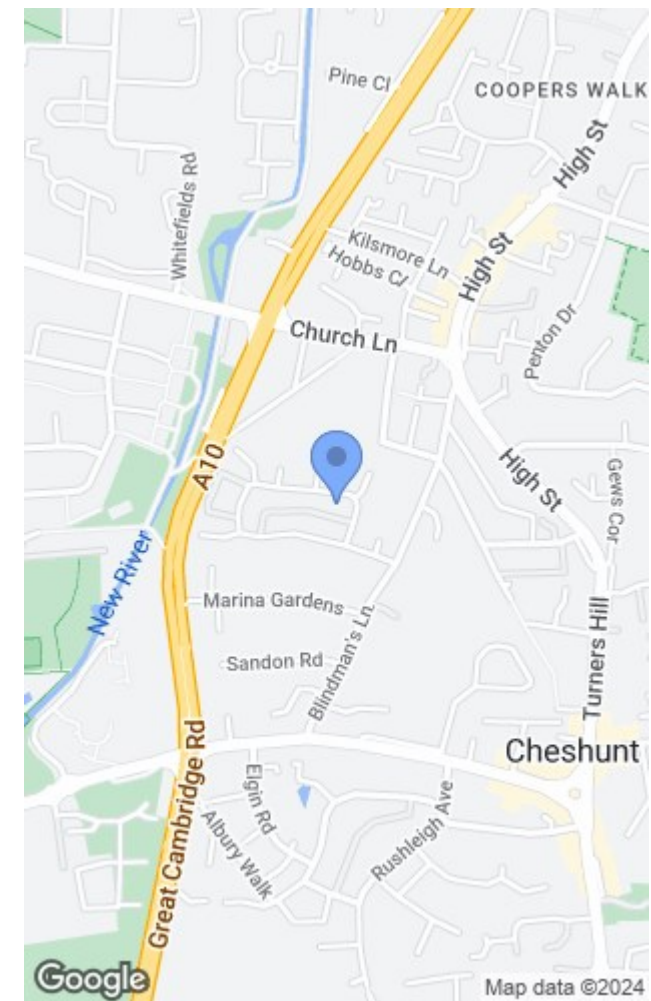


Keith Ian

TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	64	80

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		

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