

Perrysfield Road, EN8 0TP
Herts





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Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM END OF TERRACED HOUSE, located in a very popular residential area!

****GUIDE PRICE £400,000 - £425,000****

Approaching the property, you are welcomed by a private driveway providing off-street parking for two vehicles, leading to a useful porch entrance.

Stepping inside, the property opens into a spacious and inviting lounge, offering plenty of room for comfortable seating and creating an ideal space in which to relax and unwind. Positioned behind the lounge is the generous kitchen/diner, providing an excellent social and family space with ample room for dining. From here, the accommodation flows naturally into the rear conservatory, adding further versatile living space while enjoying pleasant views across the garden.

Heading upstairs, the first floor offers three well-proportioned bedrooms, comprising two generous double bedrooms and a larger-than-average single bedroom, making the home particularly well suited to families. Completing the first-floor accommodation is the family bathroom.

Externally, the property continues to impress with a private rear garden, providing an ideal space for outdoor dining, entertaining and family enjoyment. A particular benefit is the garage positioned to the rear, offering useful parking or additional storage, while the property also enjoys the convenience of both side and rear access.

Overall, this three-bedroom end-of-terrace home offers spacious and versatile accommodation, excellent parking and useful outside space, making it an ideal choice for families and buyers looking for a well-proportioned home.

Guide Price £400,000



- **THREE BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **POPULAR LOCATION**
- **DRIVEWAY & GARAGE**
- **EASY ACCESS TO CHESHUNT STATION**
- **CHAIN FREE**
- **IDEAL FAMILY HOME**
- **CONSERVATORY**
- **NEAR BROOKFIELD SHOPPING CENTRE**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Location

Located in one of the areas most popular residential areas, a new owner benefits from being surrounded by everything a home and family need for day to fay life and future growth. Perrysfield Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Perrysfield Road is also a stones throw away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Perrysfield Road also offers fantastic commute links, with Cheshunt Station being under a 20 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can Theobalds Grove Station which is also just a 25 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Perrysfield Road offers, you also have some of the areas most sought after and popular schools such as Churchfield Church of England Academy, Haileybury Turnford, Longlands Primary School and Nursery, Goffs Academy and many more all within a short walk or drive away.

Additional Information

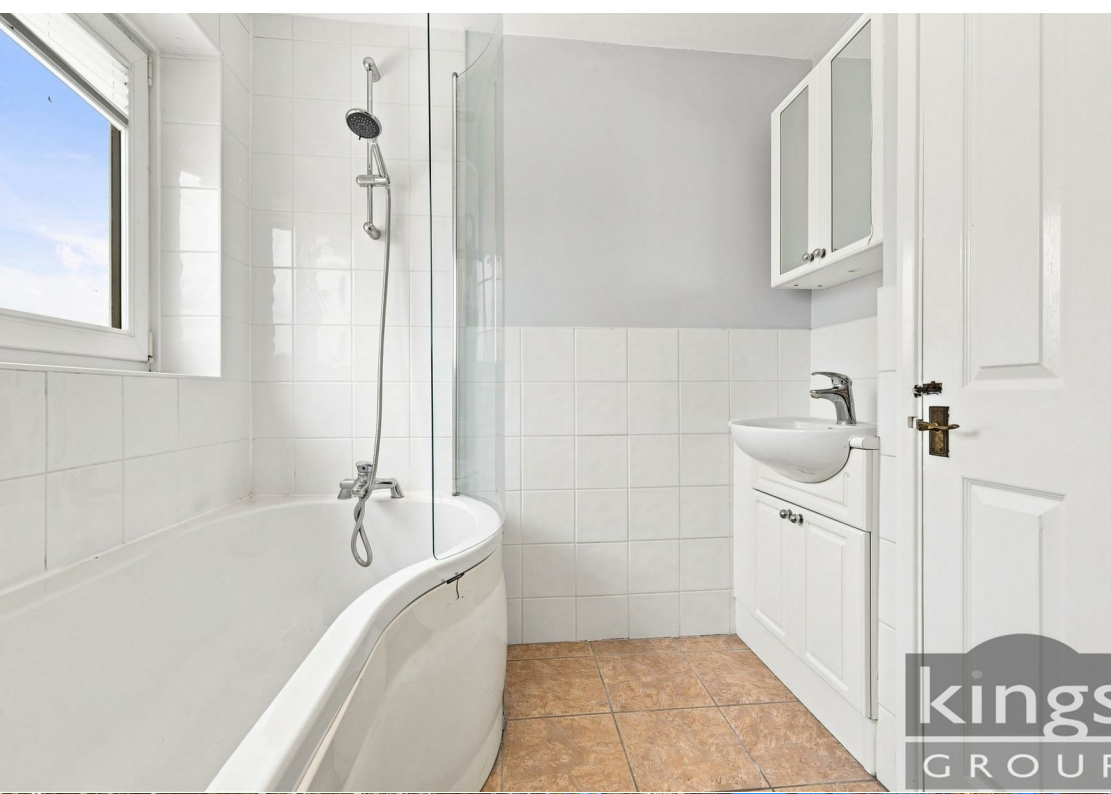
Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - C







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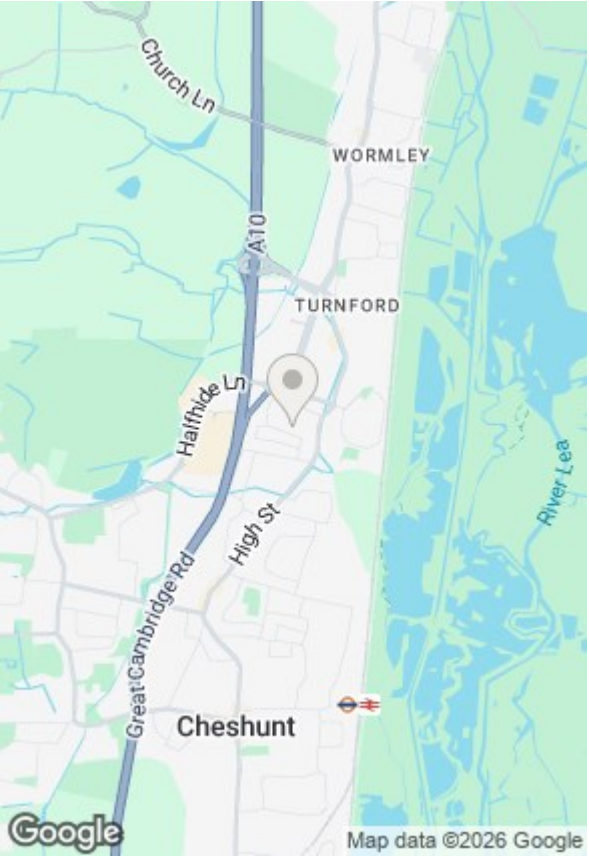
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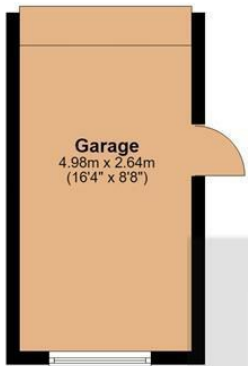
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68)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



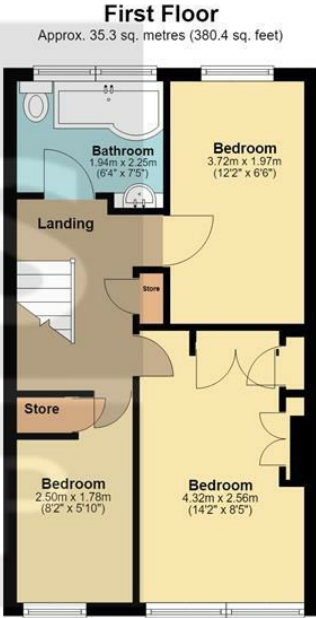
Outbuilding

Approx. 13.1 sq. metres (141.5 sq. feet)



Ground Floor

Approx. 49.0 sq. metres (527.6 sq. feet) (excluding Garden)



Total area: approx. 97.5 sq. metres (1049.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Perrysfield Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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