

Perrysfield Road, Cheshunt, EN8 0TR



Offers In The Region Of £449,995

Kings Group - Cheshunt are delighted to offer this BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE which is LOCATED IN THE HEART OF CHESHUNT. This property is very spacious comprising of TWO RECEPTION ROOMS, a Modern fitted kitchen, dining room, THREE GOOD SIZED BEDROOMS DOWNSTAIRS SHOWER & THREE PIECE BATHROOM SUITE UPSTAIRS, utility room and study, and GARDEN. The property is also conveniently located within easy reach of the A10 / M25 both of which offer good road links to the surrounding areas, as well as being conveniently positioned for local shops and amenities including BROOKFIELD FARM SHOPPING PARK. This IDEAL FAMILY HOME falls within the catchments of some of the most sought after schools in the area including Haileybury Turnford School and Churchfield C of E Primary Schools.

Internal viewing is recommended - call to book an appointment.

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Entrance

Front door to hallway.

Hallway

Stairs to first floor landing and doors to:-

Reception Room One

28'10 x 13'06 (8.79m x 4.11m)

UPVC double glazed window to front aspect, coved ceiling, double radiator, feature gas fireplace, TV point, telephone point, power points and laminated wood style flooring.

Dining Room

16'02 x 9'10 (4.93m x 3.00m)

Coved ceiling, radiator, power points and laminated wood style flooring.

Reception Room Two

14'04 x 7'03 (4.37m x 2.21m)

UPVC double glazed window to front aspect, coved ceiling, radiator, power points, and laminated wood style flooring.

Fitted Kitchen

11'07 x 7'06 (3.53m x 2.29m)

UPVC double glazed window and door to rear aspect, coved ceiling, a range of base and wall units with roll top work surfaces, tiled splash back, sink and drainer unit, space for fridge freezer, integrated electric oven & hob, hood extractor, power points and tiled flooring.

Utility Room

15'00 x 7'03 (4.57m x 2.21m)

Plumbed for washing machine, radiator, coved ceiling, power points, laminated flooring and door to garden.

Study

Coved ceiling, power points and laminated wood flooring

Shower Room

7'02 x 6'04 (2.18m x 1.93m)

Coved ceiling, fully tiled shower cubicle with power shower, low level WC, wash hand basin with pedestal, fully tiled walls and tiled flooring.

First Floor Landing

Loft access, and doors to:-

Bedroom One

14'00 x 9'11 (4.27m x 3.02m)

UPVC double glazed window to front aspect, coved ceiling, double radiator, fitted wardrobes, TV point, power points and laminated wood style flooring.

Bedroom Two

10'05 x 8'09 (3.18m x 2.67m)

UPVC double glazed window to rear aspect, coved ceiling, double radiator, power points and laminated wood style flooring.

Bedroom Three

11'00 x 6'08 (3.35m x 2.03m)

UPVC double glazed window to front aspect, coved ceiling, double radiator, fitted wardrobes, power points and laminated wood style flooring.

Bathroom

7'09 x 6'08 (2.36m x 2.03m)

UPVC double glazed window to rear aspect, three piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low level WC, wash hand basin, fully tiled walls, and tiled flooring.

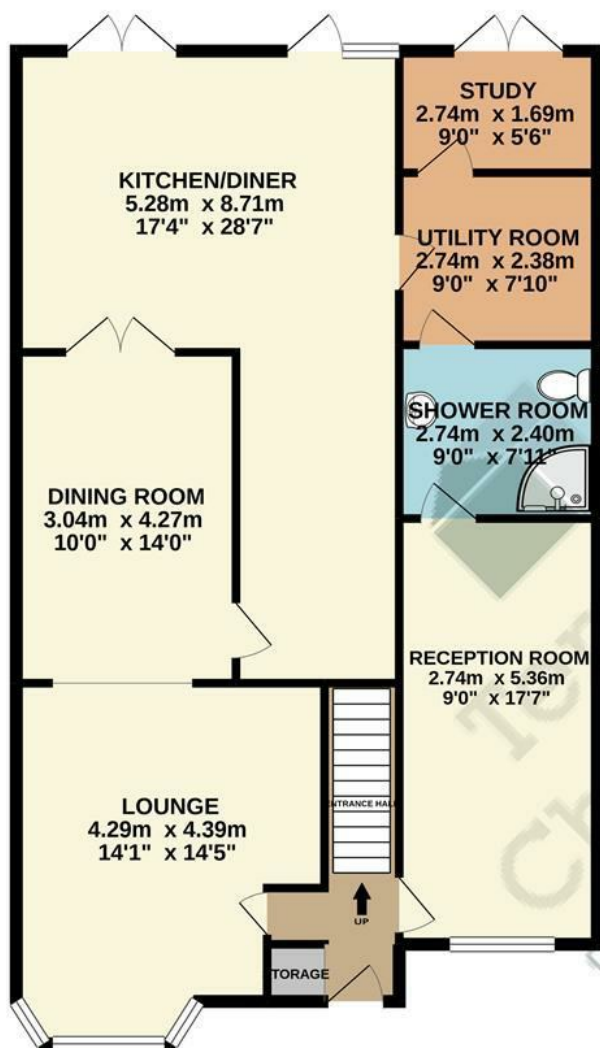
Garden

40'00 (12.19m)

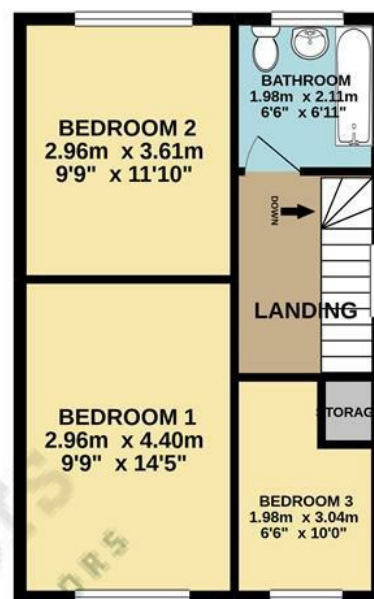
Mainly laid to lawn with plant and shrub borders, patio, decking and shed.



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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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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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