



87

KI Keith Ian

87 Perrysfield Road, Waltham Cross, EN8 0TH
£440,000

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Keith Ian are pleased to offer for sale this extended 3 bedroom semi detached house with potential to extend further (subject to the purchase of land adjacent to the property). The property offers spacious living accommodation with a beautifully designed open plan kitchen/ breakfast room with doors leading to the garden.

The lounge/diner is a good size and there is a useful study for home working and a downstairs WC. On the first floor there are 3 well proportioned bedrooms and good size family bathroom. The garden is well maintained and there is parking for 3 cars off road plus a garage. The property is located near good schooling and local amenities and Cheshunt train station are all within close proximity.





Lounge/ Diner
25'3 x 10'4 (max)

Study
10'1 x 7'7 (max)

Downstairs WC

Kitchen/Breakfast Room
15'5 x 9'10

Bedroom One
14'0 x 10'0

Bedroom Two
10'4 x 9'1

Bedroom Three
10'9 x 6'7

Bathroom
7'8 x 5'10

Garden

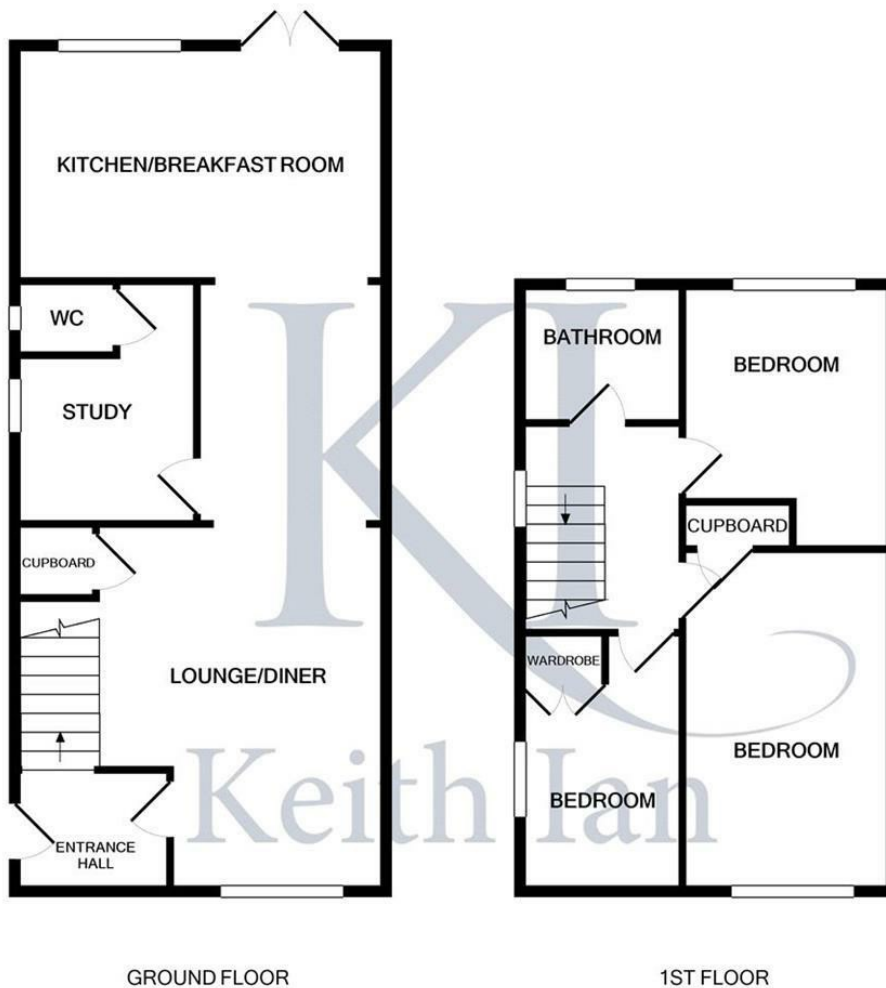
Garage









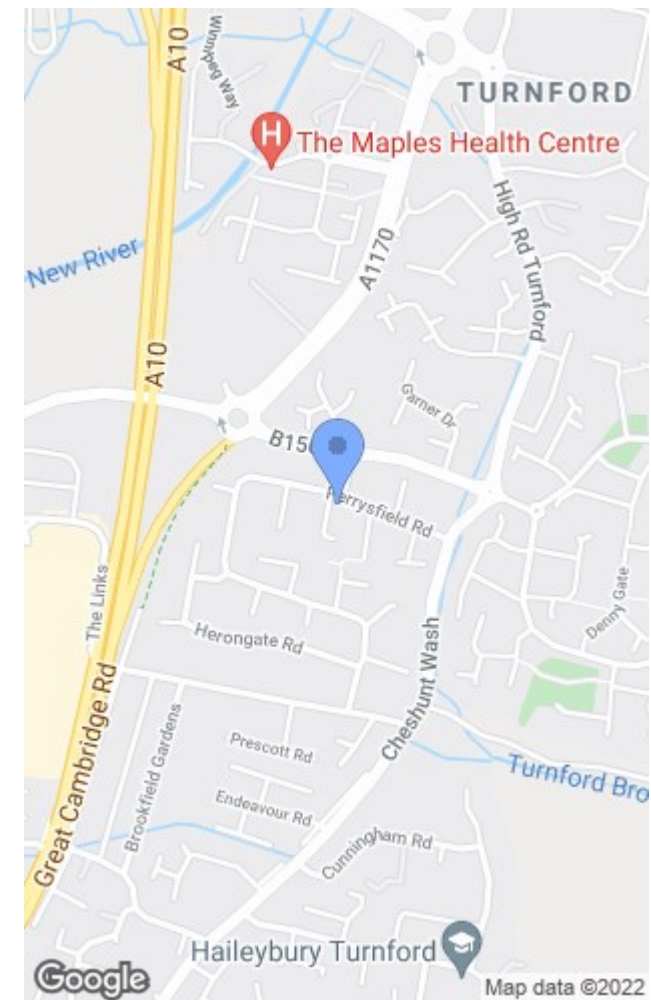


GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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/fittings 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	
	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	
Current	Potential
	87
	71
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
	86
	69
England & Wales	EU Directive 2002/91/EC

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