



KI Keith Ian

Robinia Road, Turnford, EN10 6GE
£480,000



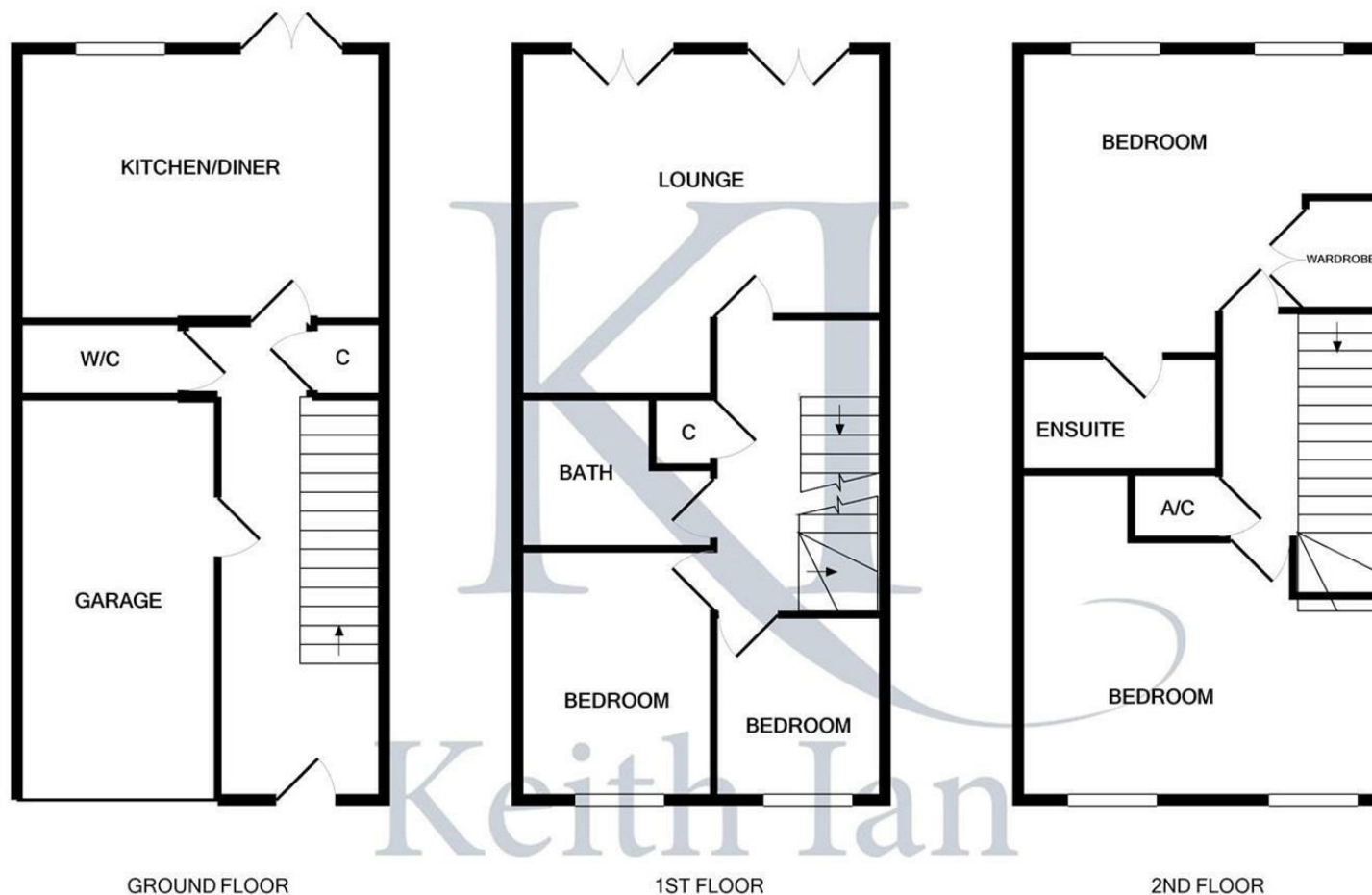
Robinia Road, Turnford, EN10 6GE

Keith Ian are pleased to offer for sale this 4 bedroom semi detached house which was the ex show home of the development. The property offers very spacious accommodation over 3 levels with a large kitchen/ diner with double doors to the garden and a good size lounge with 2x double doors with Juliet balconies over looking the garden. There are 3 double bedrooms where the master has the benefit of en-suite and the 4th is also generous size. Other benefits are a ground floor WC, low maintenance wrap around garden and 2 allocated parking spaces. The integral garage has been part converted and could be fully converted STPP. The location is great for commuters as Cheshunt and Broxbourne train stations are a short drive away and good local schools are within catchment.



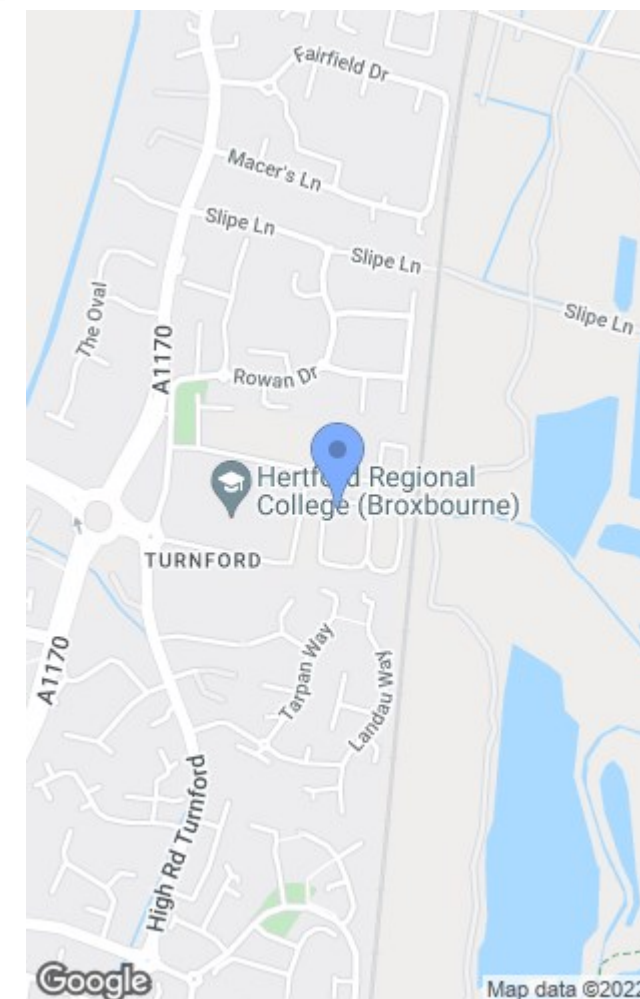






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		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	
		81	81

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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