

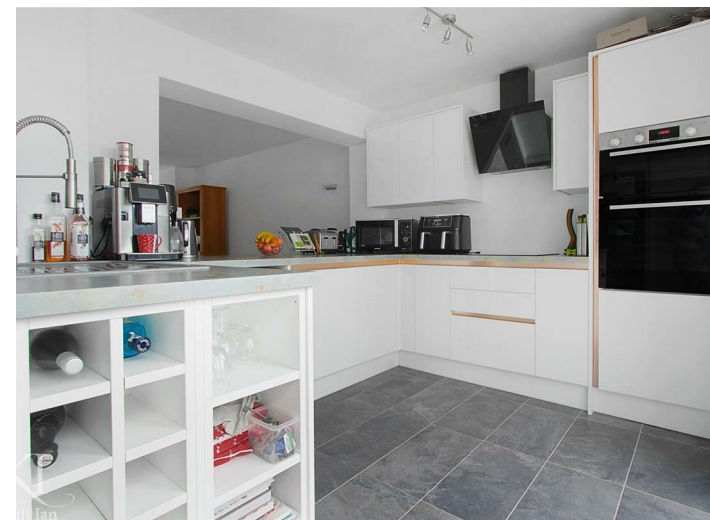


£550,000

Elm Drive, Cheshunt

Keith Ian

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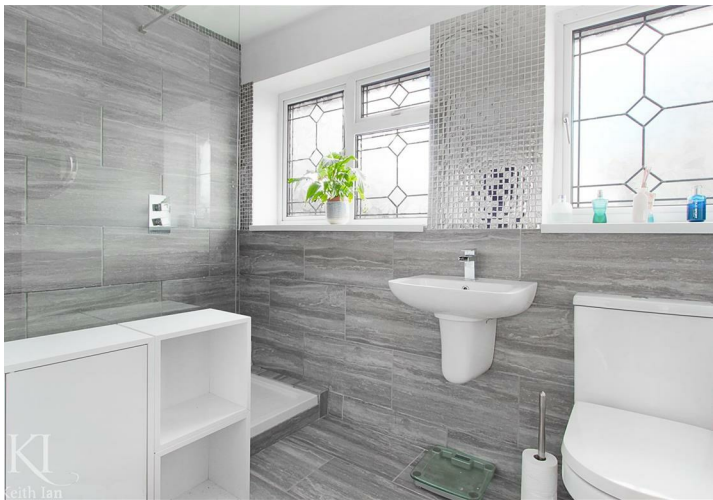


Elm Drive, Cheshunt, EN8 0RZ

***** SELLERS SUITED *****

Keith Ian are delighted to offer this well-presented 4 bedroom, semi-detached house for sale. This property benefits from an extension to the rear, a converted loft room with an en-suite, drive way, downstairs W/C, and a self-contained annex in the garden as well as a summer house with power, currently used as a home office. Due to its location, this property is close to local schools, including Brookland Primary School, and is close to local amenities, such as the Brookfield Farm Shopping Centre. Cheshunt Railway Station is a short walk of 0.8 miles away from the property. Early viewing is advised.







Lounge/Diner

23'6 x 12'9

Kitchen

18'8 x 15'6

Downstairs WC

Bedroom 1/Loft Conversion

16'7 x 12'6

En-Suite

Bedroom 2

11'0 x 8'7

Bedroom 3

9'10 x 7'7

Bedroom 4

9'0 x 8'3

Shower Room

Annex- Bedroom/Kitchen

16'0 x 7'0

Annex- Bathroom

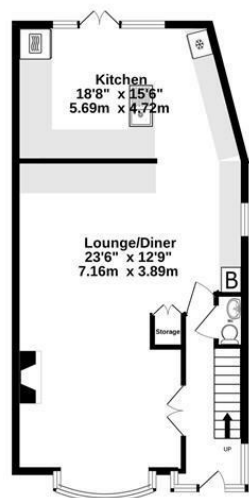
Summer House/Home Office

17'3 x 12'4

What3Words

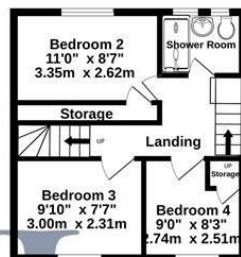
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Ground Floor
948 sq.ft. (88.1 sq.m.) approx.

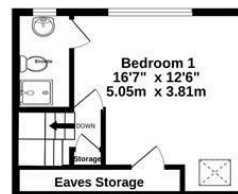


Keith Ian

1st Floor
325 sq.ft. (30.2 sq.m.) approx.



2nd Floor
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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/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 check.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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 (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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