



£789,000

Beltona Gardens, Cheshunt

KI

24 Beltona Gardens, Cheshunt, EN8 0PA

Keith Ian are delighted to offer this immaculately presented 4 bedroom house. This property has been heavily extended to the rear and in the loft, creating a large bedroom with an en-suite and a walk-in wardrobe. Due to it's great location, this property is a short drive from the Brookfield Farm Development and the A10 with great links into London. This property benefits from under floor heating on the ground floor, 4 double bedrooms, 2 bathrooms and a large driveway. Decorated beautifully, you can see a lot of thought and care went into renovating this home. *** Early viewing is advised***





Reception Room 1

13'7 x 12'6

Reception Room 2

11'6 x 6'8

Kitchen/Diner/Lounge

26'10x 23'3

Utility Room

Bedroom 1 (Loft Room)

16'8 x 14'4

En-Suite (Loft Room)

8'3 x 5'8

Walk-In Wardrobe (Loft Room)

Bedroom 2

14'1 x 12'7

Bedroom 3

12'6 x 10'9

Bedroom 4

13'6 x 6'9

Shower Room

8'6 x 7'5

What3Words

///fresh.lame.rocky



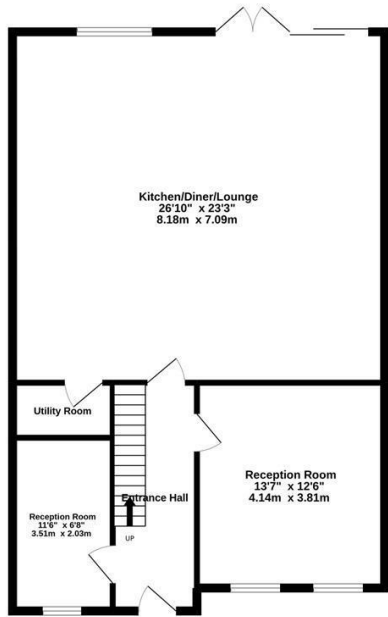




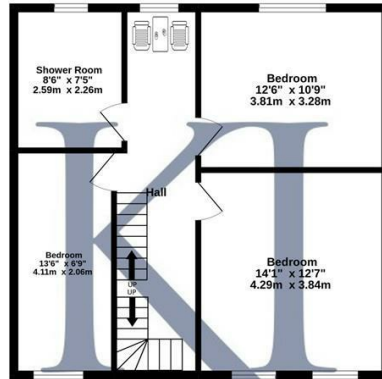




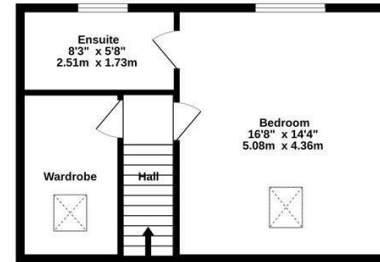
Ground Floor
928 sq.ft. (86.2 sq.m.) approx.



1st Floor
601 sq.ft. (55.8 sq.m.) approx.



2nd Floor
411 sq.ft. (38.2 sq.m.) approx.

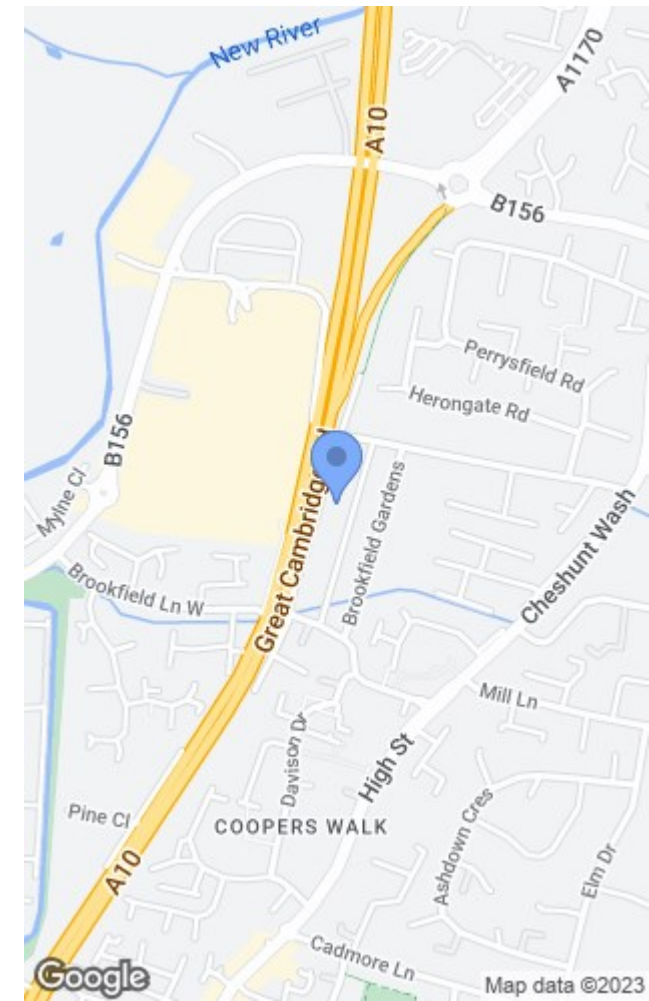


Keith Ian

TOTAL FLOOR AREA : 1940 sq.ft. (180.3 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.

Made with Metropix ©2022



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (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 | 1 | 1 |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

T: 01992 640505
cheshunt@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford

Managing Director Ian F. Robertson

Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202