



£450,000

Benedictine Gate, Cheshunt

KI
Keith Ian

KI

Benedictine Gate, Cheshunt, EN8 0XB

Keith Ian are pleased to offer this three bedroom EXTENDED link detached house situated on the Popular Thomas Rochford Development.

The property is need of modernisation with Gas Central Heating, secluded garden to rear, off street parking, a garage which has been converted. The house is offered for sale chain free. Situated close to Brookfield Farm Shopping Centre, within easy access of A10 and ideally located close to local schools.

Lounge

14'6 x 11'0 (4.42m x 3.35m)

Reception Room 1

12'5 x 7'8 (3.78m x 2.34m)

Reception Room 2

12'5 x 7'0 (3.78m x 2.13m)

Ground floor shower room

Kitchen

10'7 x 9'5 (3.23m x 2.87m)

Bedroom 1

12'0 x 10'4 (3.66m x 3.15m)

Bedroom 2

9'7 x 8'7 (2.92m x 2.62m)

Bedroom 3

7'5 x 6'2 (2.26m x 1.88m)

Bathroom

6'0 x 5'6 (1.83m x 1.68m)

What3Words

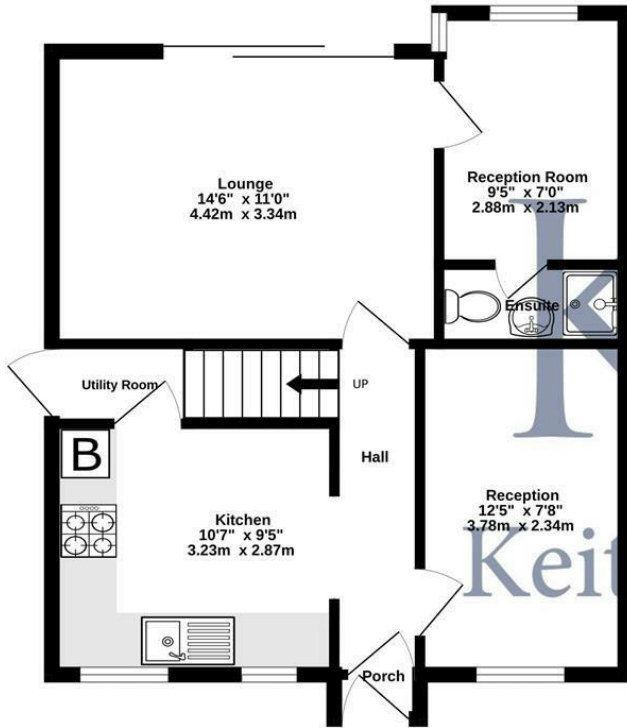
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Agents Note

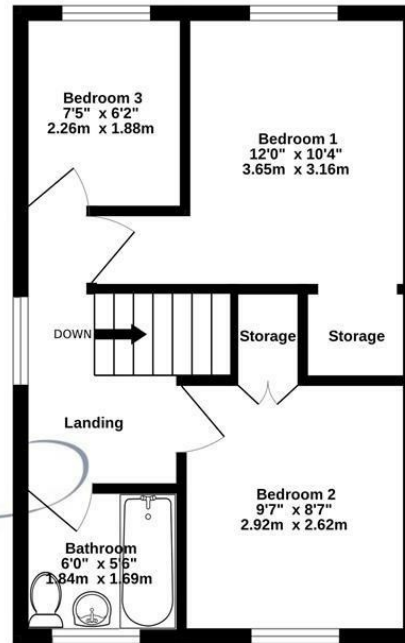
Internal photographs available upon request



Ground Floor
517 sq.ft. (48.0 sq.m.) approx.



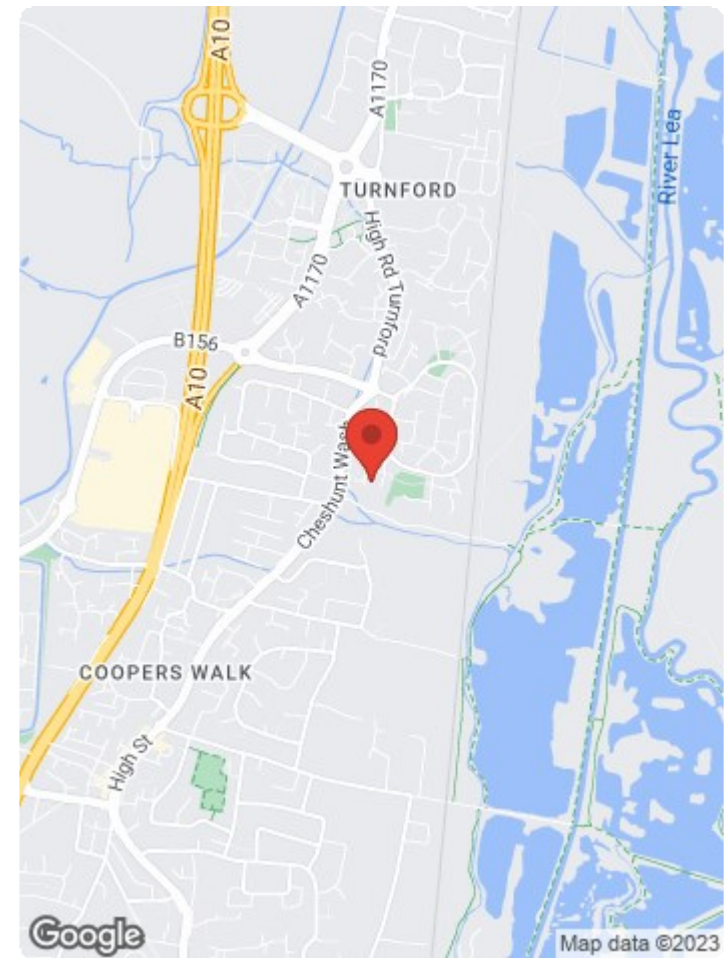
1st Floor
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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/fitings 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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		87
(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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