



£450,000

Clarendon Road, Cheshunt



## Clarendon Road, Cheshunt, EN8 9DL

\*\*\* OFFERS INVITED \*\*\*

*Keith Ian is delighted to offer this 3 bedroom, mid-terraced house. Located in Central Cheshunt, this property is close to local amenities and schools, as well as being a short drive to the Brookfield Farm Shopping Centre. This property is also a short walk of approximately 0.7 miles to Cheshunt Railway Station, and is a short drive to the A10 and M25 with great links into London. This property benefits from full double glazing, gas central heating, a garage and a drive way. This property would make a fantastic family home.*

\*\*\* CHAIN FREE \*\*\*

### **Lounge**

10'2 x 10'2

### **Dining Room**

12'10 x 10'2

### **Kitchen**

8'9 x 6'8

### **Bedroom 1**

12'1 x 9'9

### **Bedroom 2**

11'1 x 9'10

### **Bedroom 3**

8'7 x 6'9

### **Garage**

### **What3Words**

///guard.hugs.myself







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Keith Ian



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Keith Ian



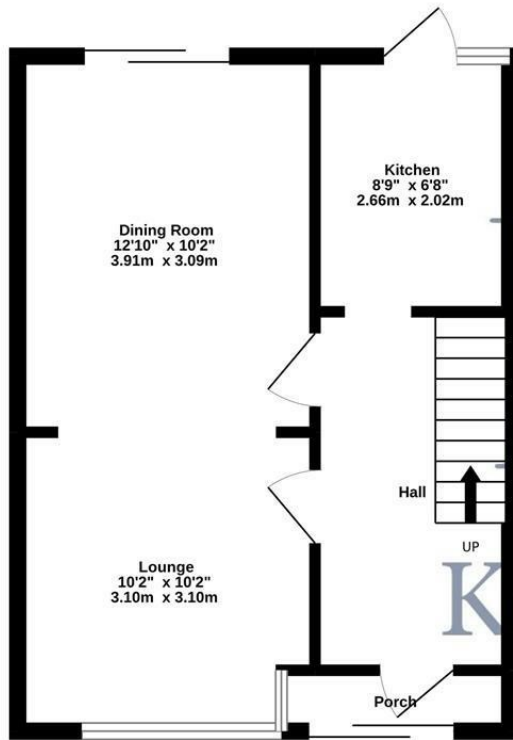
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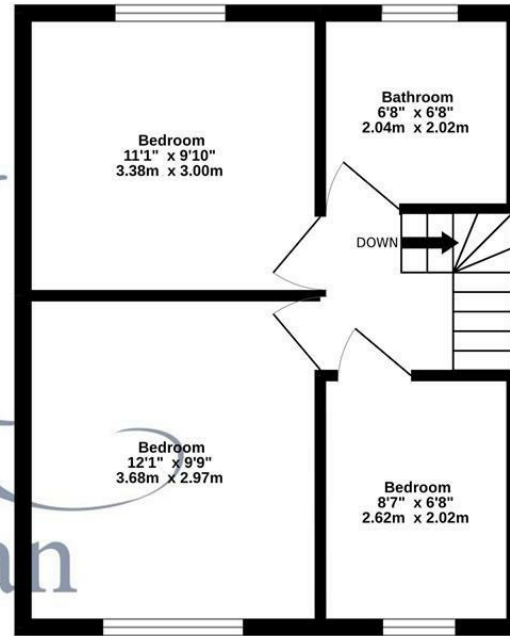
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Ground Floor  
386 sq.ft. (35.9 sq.m.) approx.



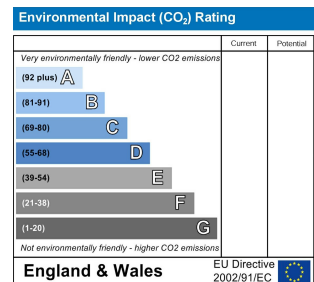
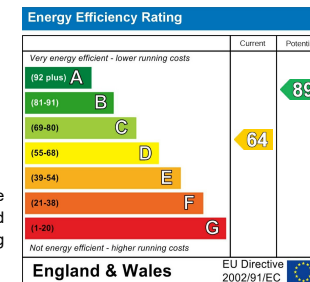
1st Floor  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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.



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