



£410,000

Hillside Crescent, Cheshunt

KI

Hillside Crescent, Cheshunt, EN8 8PN

Situated within walking distance of both Cheshunt & Theobalds Grove British Rail stations Keith Ian are please to offer this Bay Fronted 1930's Built home. Benefits to include double glazing, gas central heating and the potential of off street parking to the front (stpp)

The property does require updating to include the need to re-fit the kitchen and bathroom, as well as other remedial works however being situated in such a desirable location we anticipate that there will be a high level of demand.

Outside there are gardens front & rear the latter being approx 80' in length with a rear service road providing vehicular access and therefore the potential for a Garage (stpp).

Lounge

13'3" (into bay) x 12'2"

Dining Room

11'10" x 11'0"

Kitchen

9'4" x 6'8"

Bedroom 1

13'3"(into bay) x 11'2"

Bedroom 2

11'10" x 10'1"

Bedroom 3

9'4"(into bay) x 6'8"

Front and Rear gardens

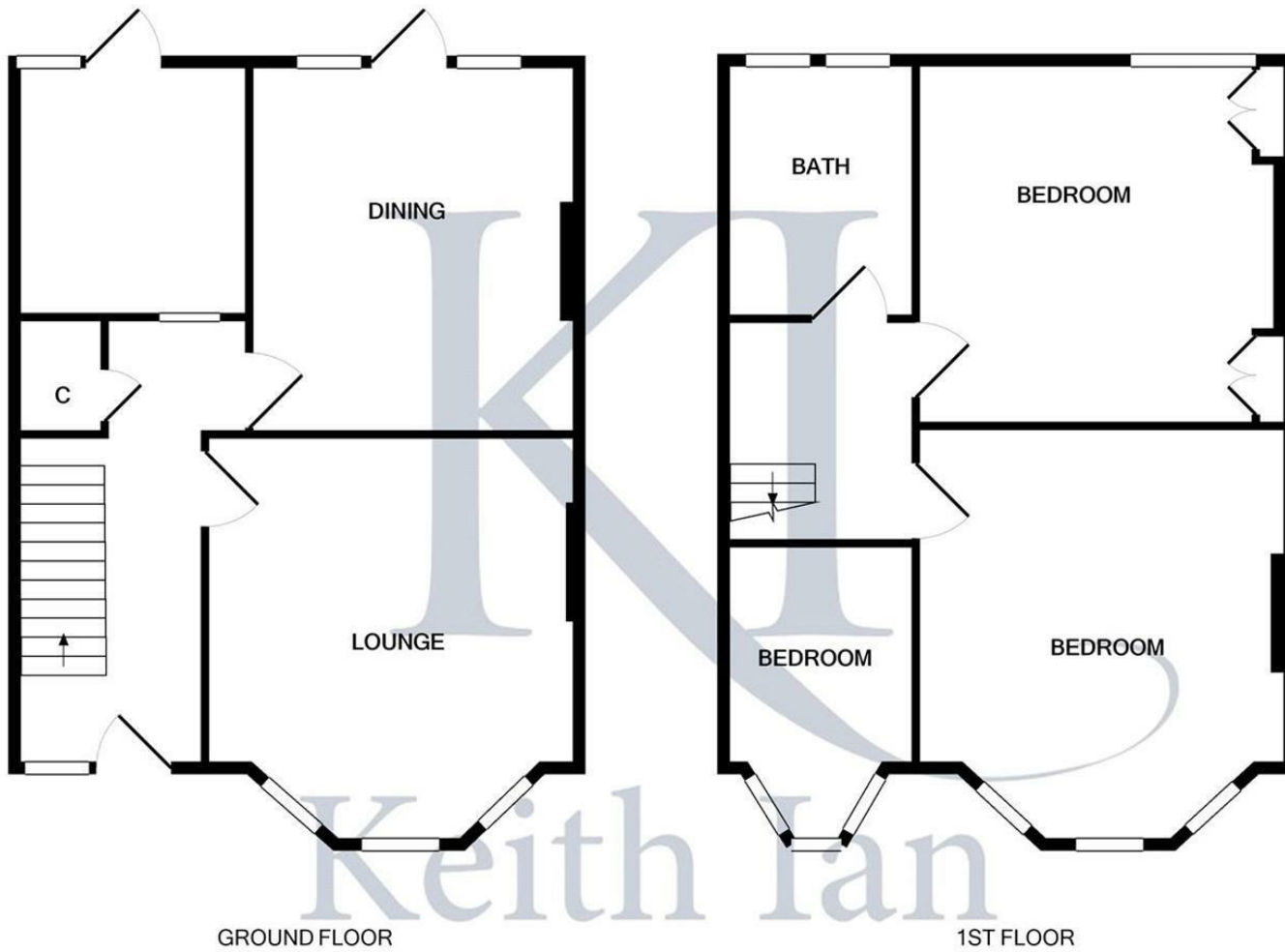
Rear garden approximately 80' in length, delightfully laid out with lawn areas and an abundance of shrubbery beds and borders. Well fenced boundaries, 2 Sheds one timber & one Brick built.

To the rear there is a service road providing vehicular access to the rear garden where a Garage could be erected.

Front garden: Potential for off street parking (stpp).







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			88
(81-91) B			
(69-80) C		71	
(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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