



£400,000

Albury Grove Road, Cheshunt



Albury Grove Road, Cheshunt, EN8 8NS

A lovely Two Bedroom Victorian End Terrace House Situated In Central Cheshunt Within Ideal Reach Of BR Station & Town Centre.

** Two Double Bedrooms * Good Size Kitchen/Diner **

** Utility Room * Modern Downstairs Bathroom * South Facing Garden**

** Double Glazed * Gas Central Heating * DRIVEWAY **

** Walking Distance To Town Centre * Walking Distance To BR Station **







Porch

Upvc double glazed front door

Lounge

14'4" x 11'9"

Upvc double glazed bay window to front aspect, attractive gas fireplace, radiator, wood laminate flooring

Kitchen/ Diner

11'9" x 10'10"

A range of wooden wall and base units with granite effect worktop and stainless steel sink and drainer unit inset, integrated oven with extractor hood, space for fridge freezer, tiled splashbacks, Upvc double glazed window to rear aspect, wood laminate flooring, door to:

Utility Room

Space for washing machine, Upvc double glazed door to rear garden, door to:

Bathroom

White suite comprising, panel enclosed bath with mixer shower and power shower above, pedestal wash hand basin, low level WC, tiled walls, extractor fan, radiator, Upvc double glazed window to rear aspect, tiled flooring

Bedroom One

10'11" x 9'10"

Upvc double glazed window to rear aspect, fitted wardrobes, radiator, wood laminate flooring

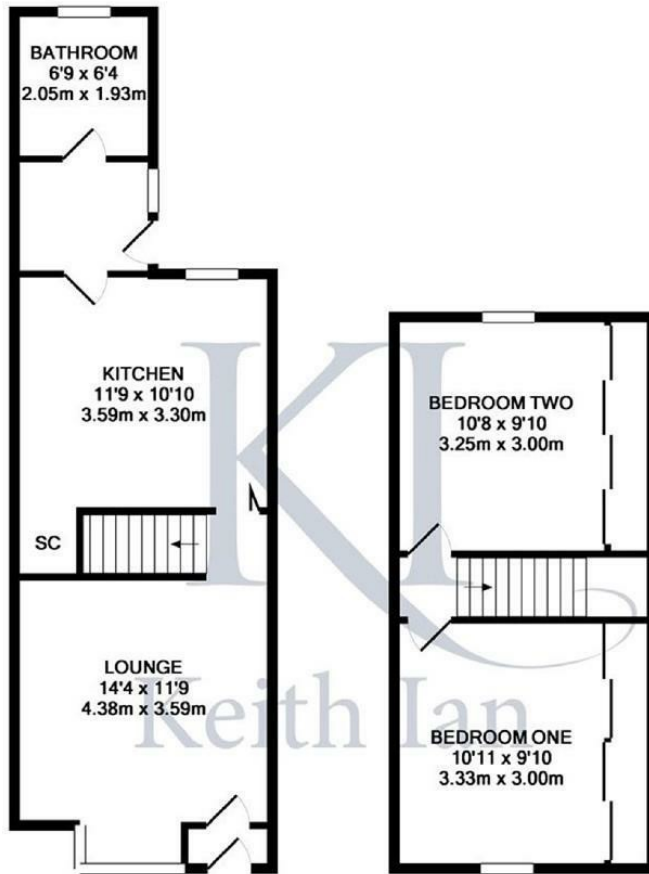
Bedroom Two

10'8" x 9'10"

Upvc double glazed window to rear aspect, fitted wardrobes, radiator, wood laminate flooring

Garden

Fence enclosed garden with paved patio with gate for side access leading to driveway to front, most of the garden is laid to lawn, raised bed to rear of garden, wooden shed.



GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)

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			
(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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