



**\*\* CHAIN FREE \*\*** Nestled in the desirable Pear Tree Walk, this charming mid-terrace family home, presents an excellent opportunity for families, first time buyers or downsizers, seeking a charming and welcoming home in West Cheshunt.

The location is particularly appealing, situated on the western fringes of Cheshunt, where you can enjoy the beauty of fine country walks and the charm of nearby Appleby Street Farm. Families will appreciate the proximity to excellent schools, recreational parkland and country walks making this area ideal for those with children.

One of the standout features of this home is its established and colourful south-facing garden, providing a delightful outdoor space for children to play or for hosting summer barbecues. The integral garage offers convenient parking for one vehicle, ensuring that you have easy access to your car while also providing additional storage options.

This property is offered chain-free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to relocate, this attractive family home is not to be missed.

**Property Price £459,950**



- A WELL PRESENTED THREE BEDROOM FAMILY HOME , LOCATED IN A HIGHLY SOUGHT AFTER LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- BRIGHT AND AIRY INTERIORS, WITH GOOD SCOPE FOR FURTHER ENLARGEMENT (S.T.P.P)
- ESTABLISHED AND COLOURFUL SOUTH FACING GARDEN
- A SELECTION OF HIGHLY REGARDED SCHOOLS CLOSE BY
- FINE COUNTRY WALKS AND APPLEBY STREET FARM ON THE DOOR STEP.
- OWN DRIVE WAY WITH 15'4 X 8'4 INTEGRAL GARAGE
- TESCO METRO STORE AND BUS TERMINAL WITHIN EASY REACH
- CHAIN FREE



Pear Tree Walk, Hertfordshire EN7

Total Area: 85.3 m<sup>2</sup> ... 919 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



- Extensive local knowledge
- Professional personal service
- Full colour property particulars
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Disclaimer: "these property particulars, including floor plans, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Please note that all measurements above have been taken with a sonic tape measure and therefore may be subject to a small margin of error. A buyer is advised to obtain verification from their solicitor or surveyor. The agent has not tested any apparatus, equipment, fixture and fittings or services and therefore cannot verify that they are in working order or fit for the purpose" All enquiries and negotiations must be carried out through Barrons Residential.

