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Silver Birch Close, West Cheshunt, EN7 6UF |
Guide Price £575,000 | Freehold

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**** CHAIN FREE **** This **THREE BEDROOM DETACHED** property in sought after **WEST CHESHUNT** on the boarder of **GOFFS OAK** benefits from spacious living accommodation, a ground floor cloakroom/wc, **EN-SUITE TO MASTER BEDROOM**, driveway with **ADDITIONAL GARAGE**, fitted kitchen/diner, solar panels and **ELECTRIC CAR CHARGE POINT**. Built in 2024 and with gas central heating and double-glazed windows throughout. Close to both Cuffley Station and the Brookfield Shopping Centre. Due to this being a new build development, there is an annual service charge of **£500**

Key features

- Chain Free
- Detached
- Ground Floor Cloakroom
- Solar Panels
- Three Bedrooms
- Garage & Own Driveway
- En-Suite To Master Bedroom
- Electric Car Charge Point

Property Information

Tenure

Freehold

Council Tax

F

EPC Rating

B

Local Authority

Broxbourne Borough Council

Annual Service Charge

£500



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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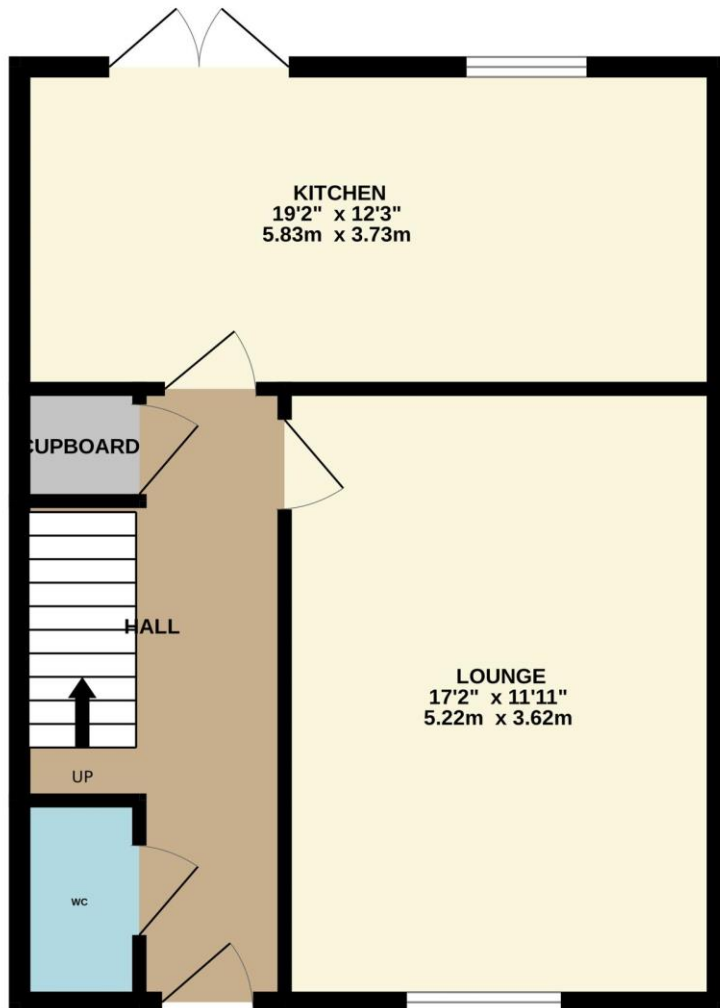
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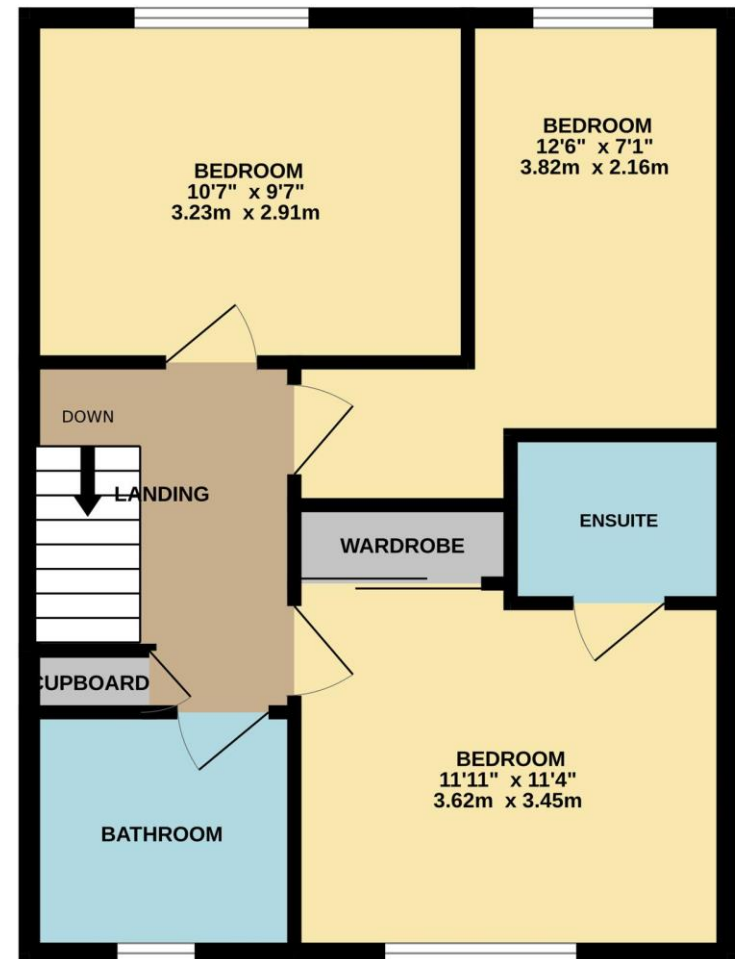




GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 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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