



197 Longfield Lane

Cheshunt, EN7 6AL

Price Guide £475,000



KIRBY COLLETTI are delighted to offer this superbly presented THREE BEDROOM END OF TERRACE HOUSE situated within this sought after location being close to schooling and a short drive to Brookfield Retail Park, Cheshunt Railway Station and A10/M25 Road Links.

The property features Superb Open Planned Kitchen/Diner/Family Room, Lounge, Ground Floor W.C, , Bathroom/W.C, South West Facing Rear Garden, Summerhouse/Studio and Off Street Parking.

- THREE BEDROOM END OF TERRACE HOUSE
- 22ft KITCHEN
- HOME OFFICE / STUDIO
- CLOSE TO A10/M25 ROAD LINKS
- SOUGHT AFTER LOCATION
- LOUNGE
- OFF STREET PARKING
- GROUND FLOOR W.C
- SOUTH / WEST FACING GARDEN
- CLOSE TO BROOKFIELD RETAIL PARK



ACCOMMODATION

Entrance door to:

RECEPTION HALL

14'4 x 5'10 (4.37m x 1.78m)

Laminate wood flooring. Stairs up to first floor. Understairs storage cupboard. Radiator with decorative cover.

GROUND FLOOR W.C

3'4 x 2'9 (1.02m x 0.84m)

Side aspect uPVC double glazed window. Wash hand basin. Low level W.C. Extractor fan.

LOUNGE

10'10 x 10 (3.30m x 3.05m)

Front aspect uPVC double glazed window. Laminate wood flooring. Radiator.

KITCHEN

22'5 max x 10'11 (6.83m max x 3.33m)

Rear aspect uPVC double glazed window and double door to garden. Two Velux windows. Exposed brick feature fireplace. Laminate wood flooring. Range of wall and based mounted units with work surfaces over. Built in electric oven. Four ring gas hob. Circular stainless steel single drainer sink unit. Recessed ceiling spotlights. Two radiators.

LAUNDRY ROOM

7'2 x 2'9 (2.18m x 0.84m)

Door to side. Plumbing for washing machine. Wall mounted gas boiler.

FIRST FLOOR LANDING

8 x 7'7 (2.44m x 2.31m)

Side aspect uPVC double glazed window. Recessed ceiling spotlights.

BEDROOM ONE

11'8 x 9'2 (3.56m x 2.79m)

Rear aspect uPVC double glazed window. Fitted wardrobes. Radiator with decorative cover.

BEDROOM TWO

11'3 x 10'10 max (3.43m x 3.30m max)

Front aspect uPVC double glazed window. Fitted wardrobe. Radiator. Recessed ceiling spotlight.

BEDROOM THREE

9'4 x 7'7 (2.84m x 2.31m)

Rear aspect uPVC double glazed window. Fitted wardrobes. Radiator. Laminate wood flooring.

BATHROOM/W.C

8 x 5'7 max (2.44m x 1.70m max)

Dual aspect uPVC double glazed window. Tiled enclosed bath with separate shower unit. Tiled surround. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

South west facing. Patio area with remainder shingled. Outside tap. Outside lights.

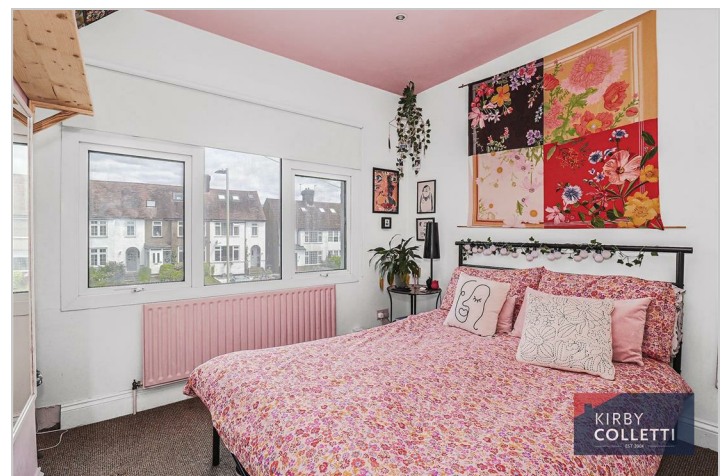
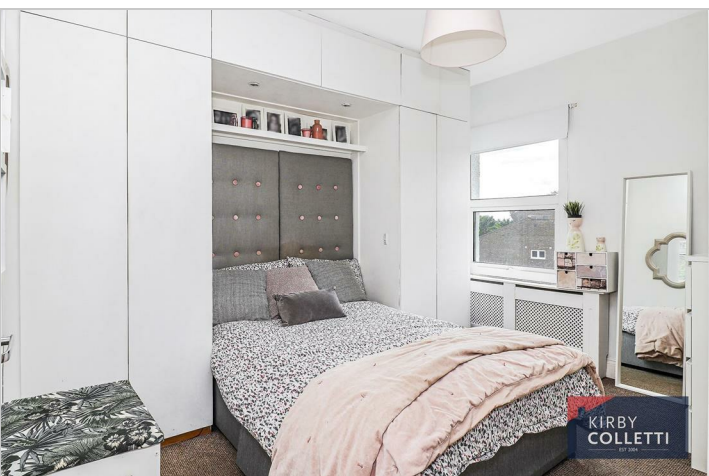
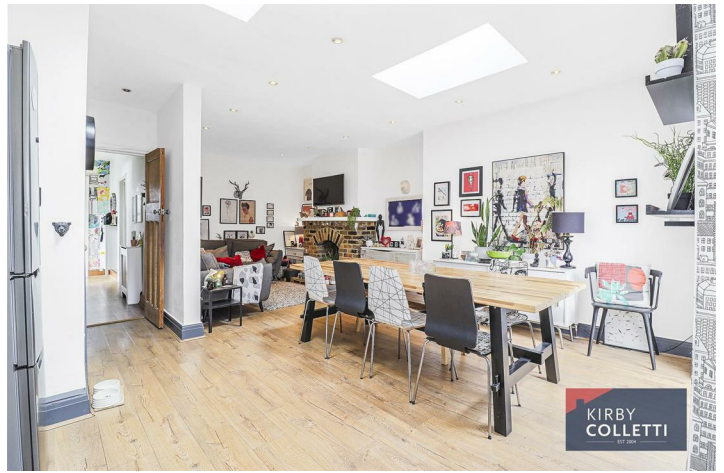
HOME OFFICE/STUDIO

9'8 x 9'6 (2.95m x 2.90m)

Power and light connected.

FRONT GARDEN

Driveway providing off street parking for several cars.



Road Map



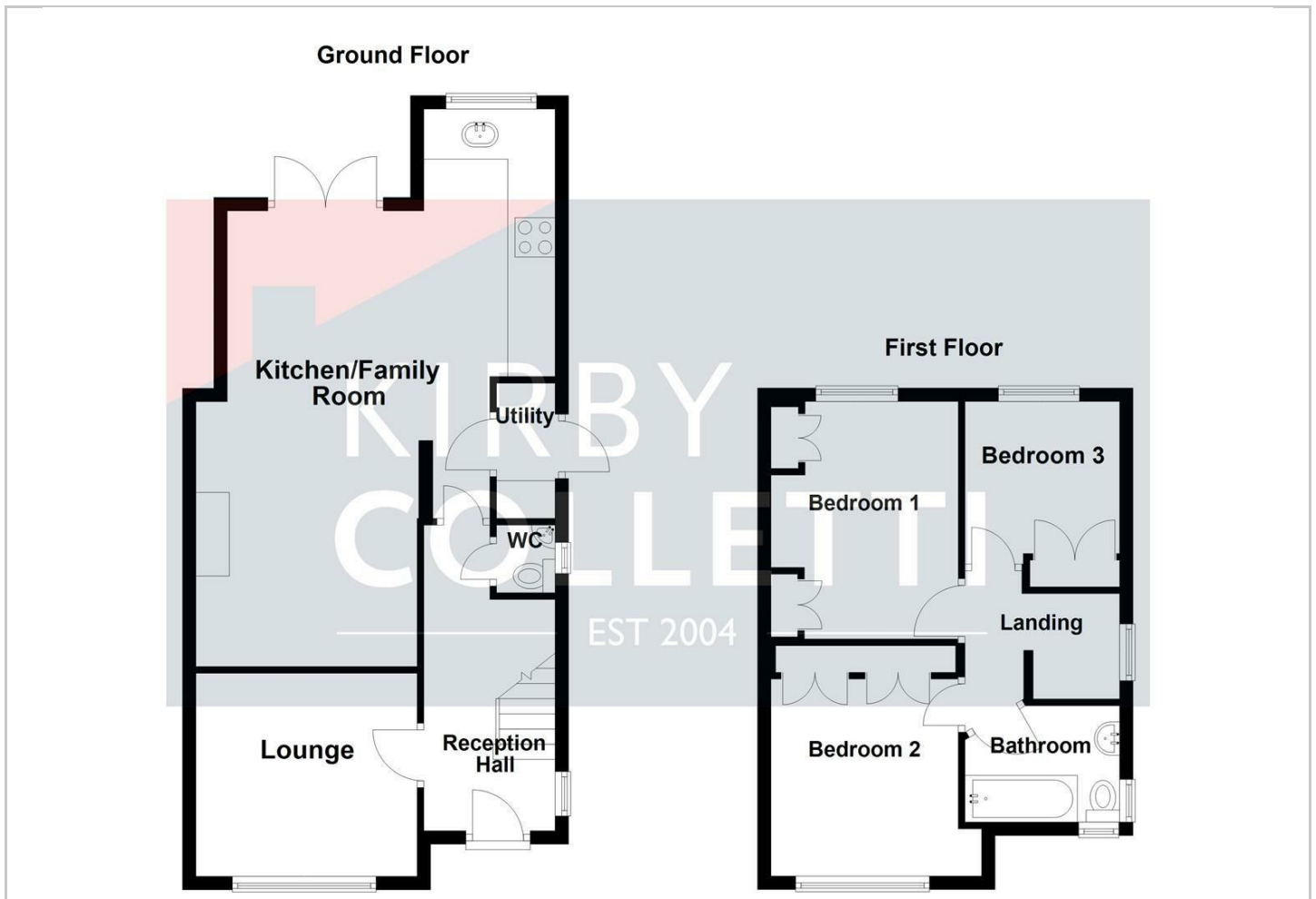
Hybrid Map



Terrain Map



Floor Plan

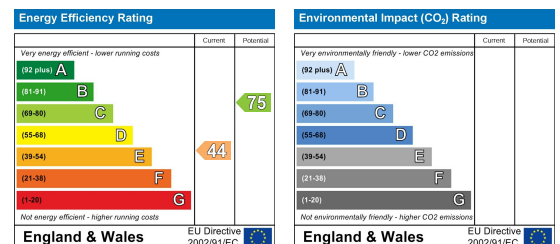


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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