



23 Beltona Gardens

Cheshunt, EN8 0PA

Price £429,950



**** VENDOR SUITED **** Kirby Colletti are delighted to offer this **THREE BEDROOM TERRACED FAMILY HOME** Located within a short walk to Brookfield Farm Centre with its excellent Shopping Facilities, A10/M25 Road Links and Schools for all ages.

The property offers a 14ft Bay Fronted Lounge, Separate Dining Room, Fitted Kitchen, Bathroom/W.C, uPVC Double Glazing, 68ft East Facing Rear Garden, Store Room and Off Street parking.

- **VENDOR SUITED**
- **DINING ROOM**
- **68ft EAST FACING REAR GARDEN**
- **THREE BEDROOM TERRACED HOUSE**
- **FITTED KITCHEN**
- **OFF STREET PARKING FOR 2 CARS**
- **14FT BAY FRONTED LOUNGE**
- **BATHROOM/W.C**
- **SHORT WALK TO BROOKFIELD FARM RETAIL PARK**



ACCOMMODATION

Door to:

RECEPTION HALL

14'11 x 5'10 (4.55m x 1.78m)

Stairs up. Laminate wood flooring. Radiator. Under stairs storage cupboard.

LOUNGE

12'9 x 14 into bay (3.89m x 4.27m into bay)

Front aspect double glazed bay window. Coved ceiling. Feature fireplace. Radiator.

DINING ROOM

18'10 x 11'2 max (5.74m x 3.40m max)

Rear aspect uPVC double doors to garden. Feature fireplace. Coved ceiling. Doorway to Kitchen.

KITCHEN

11'8 x 6'3 (3.56m x 1.91m)

Dual aspect uPVC double glazed window. Range of wall and base mounted units. Rolled edge works surfaces over. Stainless steel single drainer sink unit. Plumbing for washing machine and dishwasher. Electric oven. Gas hob. Ceramic tiled floor. Radiator. Door to Covered decked area

LANDING

11'5 x 6'3 max (3.48m x 1.91m max)

Access to loft.

BEDROOM ONE

12'3 x 11'4 (3.73m x 3.45m)

Rear aspect uPVC double glazed window. Feature fireplace. Radiator.

BEDROOM TWO

12'5 x 11'9 max (3.78m x 3.58m max)

Front aspect uPVC double glazed window. Radiator.

BEDROOM THREE

8'5 x 6'10 (2.57m x 2.08m)

Front aspect double glazed window. Radiator. Built in cupboard.

BATHROOM/W.C

8'5 x 7'7 (2.57m x 2.31m)

Rear aspect uPVC double glazed window. Panel enclosed bath. Low level W.C. Wash hand basin. Curved shower cubicle. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

68ft East facing. Coved Decked area with block paved pathway leading to garden. Remainder laid to lawn.

STORE ROOM

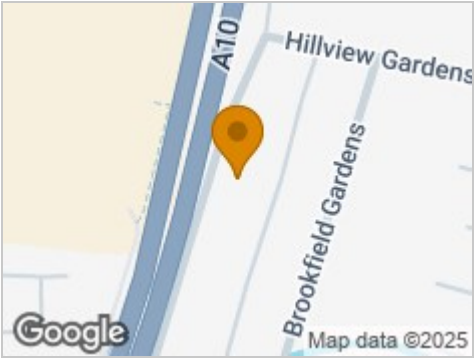
Formerly a garage. Power and light connected.

FRONT GARDEN

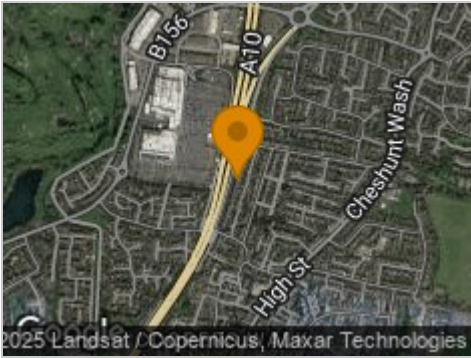
Shingled driveway providing off street parking. Water But.



Road Map



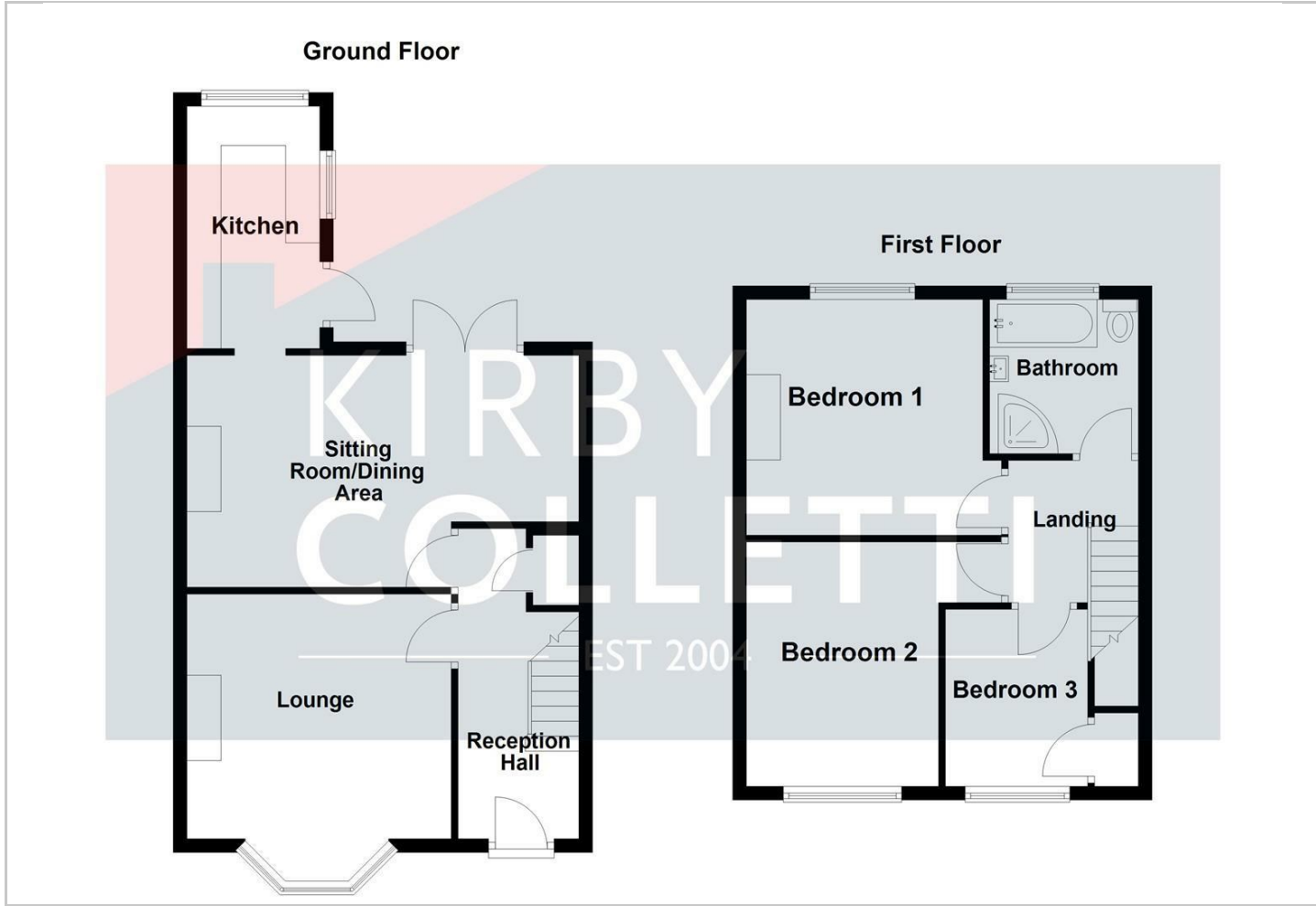
Hybrid Map



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

