



£365,000

Myddleton Path,

KI

Myddleton Path, EN7 5BP

***** JUST REDUCED *****

Keith Ian are pleased to offer for sale this 2 bedroom terraced house with river views situated to the West of Cheshunt. The property is in need of modernisation. To the first floor there is a bathroom/wc, 2 large double bedrooms. The property has potential to extend further to the rear and into the loft STPP. The property is ideally located within easy access to A10, Brookfield Farm shopping Centre and good schooling including catchment for Goff's School. Early viewing recommended.

LOUNGE

13'5" x 11'6" (4.09 x 3.51)

KITCHEN

8'0"/10'0" x 8'7" (2.44/3.05 x 2.62)

BEDROOM ONE

11'1" x 9'7" (3.38 x 2.92)

BEDROOM TWO

11'2" x 10'9" (3.40 x 3.28)

BATHROOM/WC

REAR GARDEN

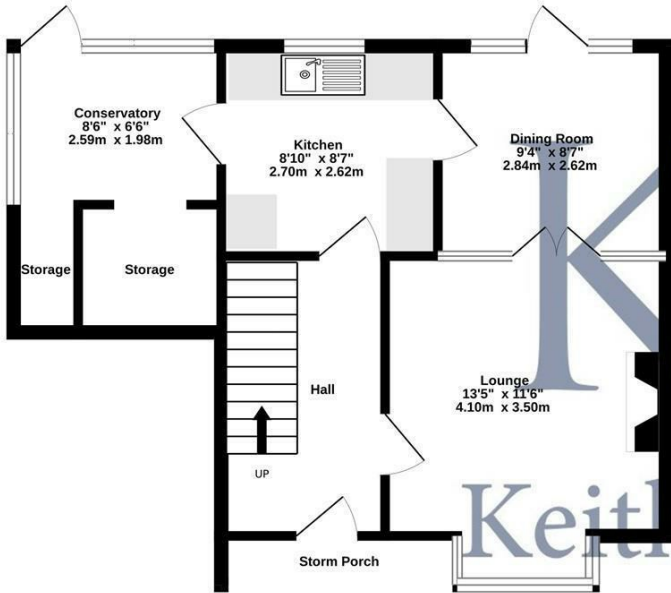
WHAT3WORDS

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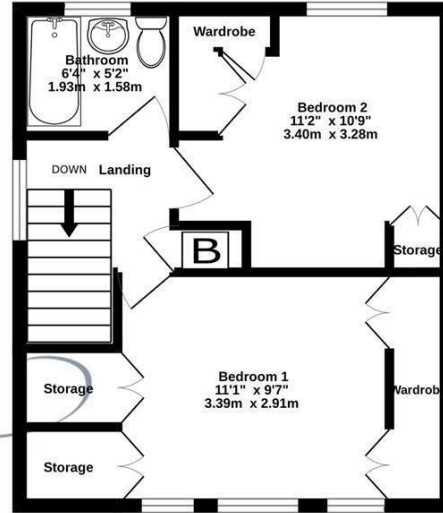




Ground Floor
489 sq.ft. (45.4 sq.m.) approx.



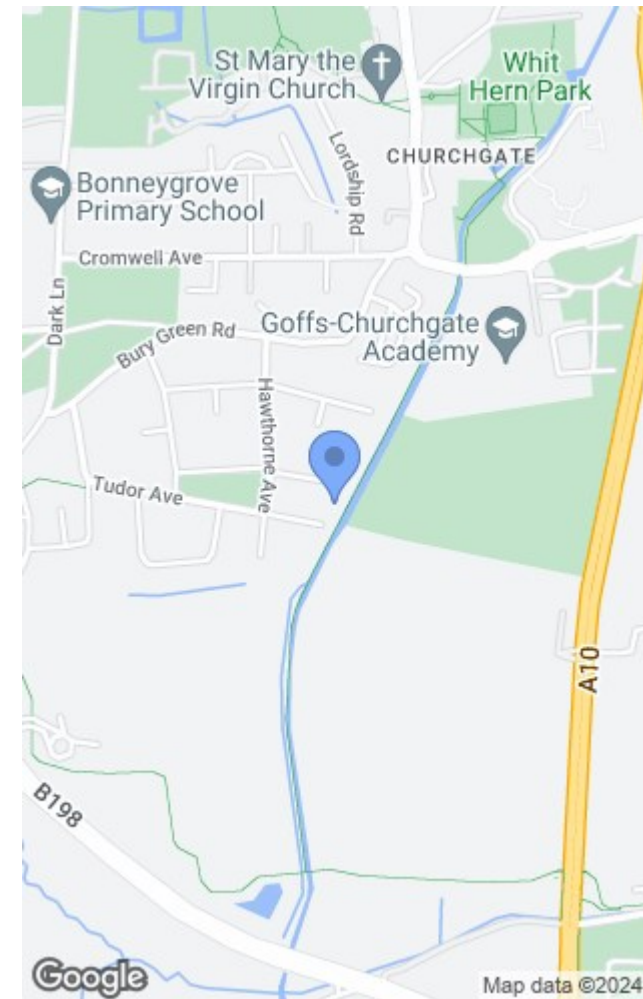
1st Floor
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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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/fitments 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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (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 | |

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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