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KI Keith Ian

*Little Grove Avenue, EN7 6US
Offers In Excess Of £700,000*

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**** OFFERS INVITED *** Keith Ian are delighted to offer this immaculately presented four bedroom, detached house situated on a private development to the West of Cheshunt. This property benefits from gas central heating, full double glazing, a large drive way, and a large open plan kitchen/lounge/diner to the rear of the property, including a utility room. Due to its location, this property is situated in a quiet cul-de-sac while still being close to local amenities and a short drive to Cheshunt Park and Golf Course.*

AGENTS NOTE

Solid oak flooring, new carpets, Quartz work surfaces.

RECEPTION ROOM

11'6" x 13'9" (3.51 x 4.19)

OPEN PLAN KITCHEN/DINER

21'3" x 16'8" (6.48 x 5.08)

OPEN PLAN LOUNGE

8'6" x 9'5" (2.59 x 2.87)

UTILITY AREA

7'4" x 4'9" (2.24 x 1.45)

DOWNSTAIRS WC

6'9" x 2'8" (2.06 x 0.81)

BEDROOM 1

12'1" x 12'0" (3.68 x 3.66)

BEDROOM 2

9'7" x 9'8" (2.92 x 2.95)

BEDROOM 3

9'4" x 8'4" (2.84 x 2.54)

BEDROOM 4

7'4" x 8'5" (2.24 x 2.57)

FAMILY BATHROOM

6'8" x 6'4" (2.03 x 1.93)

EN SUITE TO BEDROOM 1

5'1" x 4'9" (1.55 x 1.45)

ENCLOSED REAR GARDEN

WHAT3WORDS

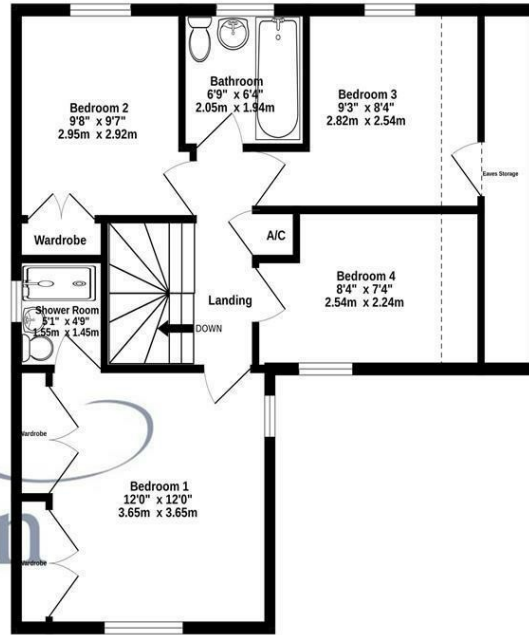
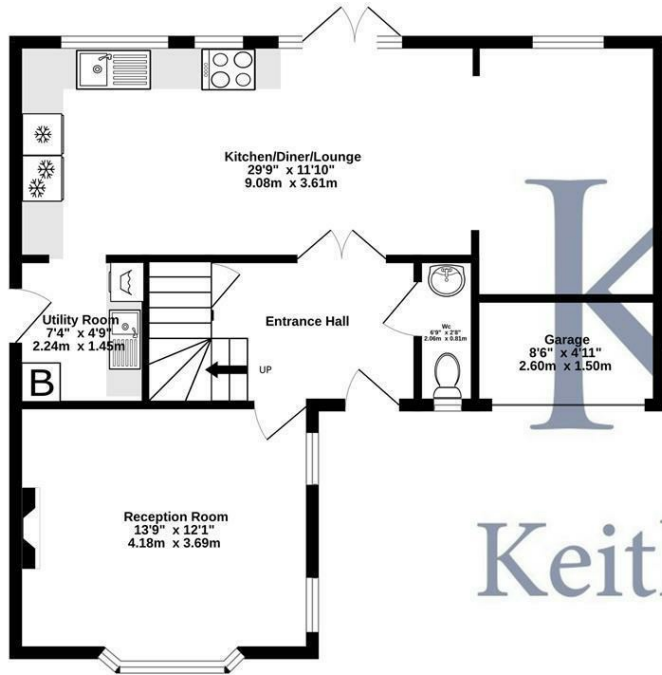
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Ground Floor
657 sq.ft. (61.0 sq.m.) approx.

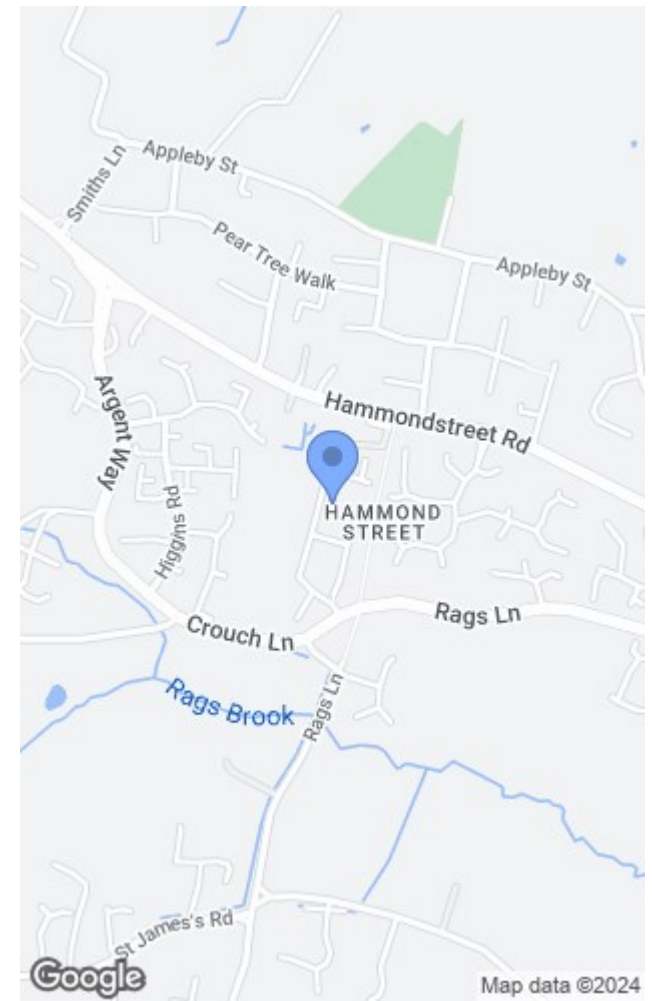
1st Floor
633 sq.ft. (58.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

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	

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