



£689,500

Sheldon Close, West Cheshunt



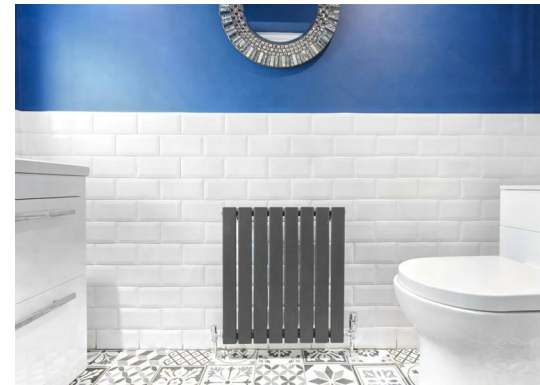
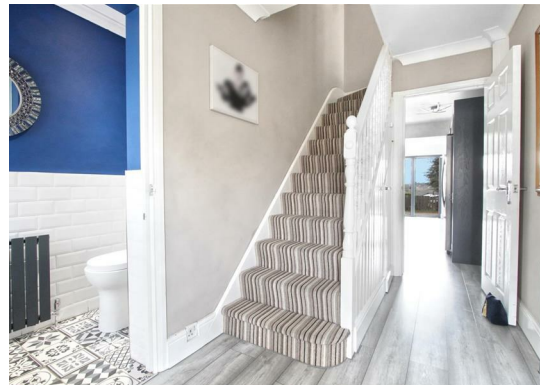


## Sheldon Close, West Cheshunt, EN7 6RH

Keith Ian are delighted to offer this immaculately presented 5 double bedroom house situated on the prestigious road of Sheldon Close. accommodation comprises of 5 generously sized double bedrooms, an upstairs family bathroom, jack and jill bathroom, and en suite to bedroom one in the loft. Downstairs, a beautiful open plan kitchen/lounge area looks out through full width bifold doors, onto a patio area with a further garden below. There is also a further large dining room and lounge area spanning the entire depth of the property.

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance.

Early viewing recommended.







**Entrance hall**

**Downstairs WC**

**Lounge / Diner**

35'8 x 12'1

**Kitchen**

25'5 x 18'7 max points

**Office**

8'6 x 7'9

**Bedroom One**

12'8 x 10'0

**En-Suite**

**Bedroom Two**

13'5 x 10'4

**Bedroom Three**

16'1 x 10'4

**Bedroom Four**

14'11 x 10'9

**Jack and Jill Bathroom**

**Bedroom Five**

20'4 x 11'11

**Family Bathroom**

**Garden**

**Drive**

**what3words**

[///hammer.knee.nails](https://www.what3words.com/hammer.knee.nails)



















FOR  
SOMEONE  
A BOY  
PUT IN SOME  
LIPSICK  
AND PULL  
SOMEONE  
TOGETHER  
❤️  
© 2013







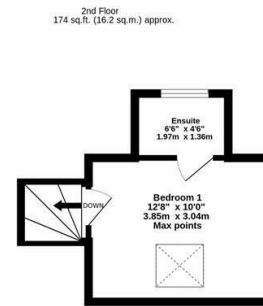
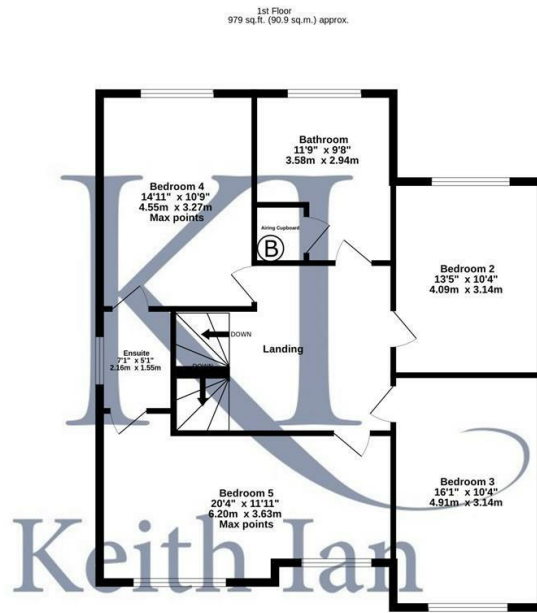
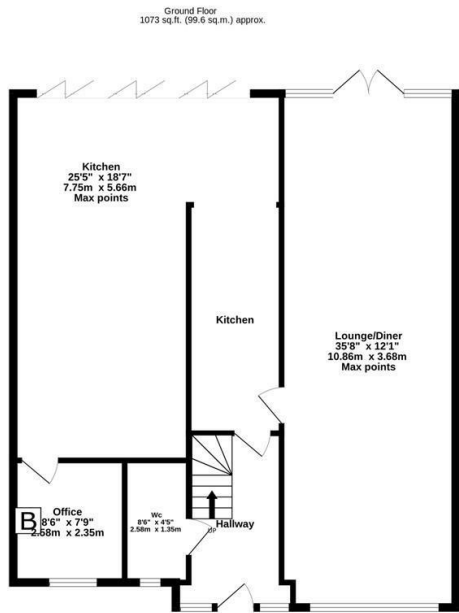






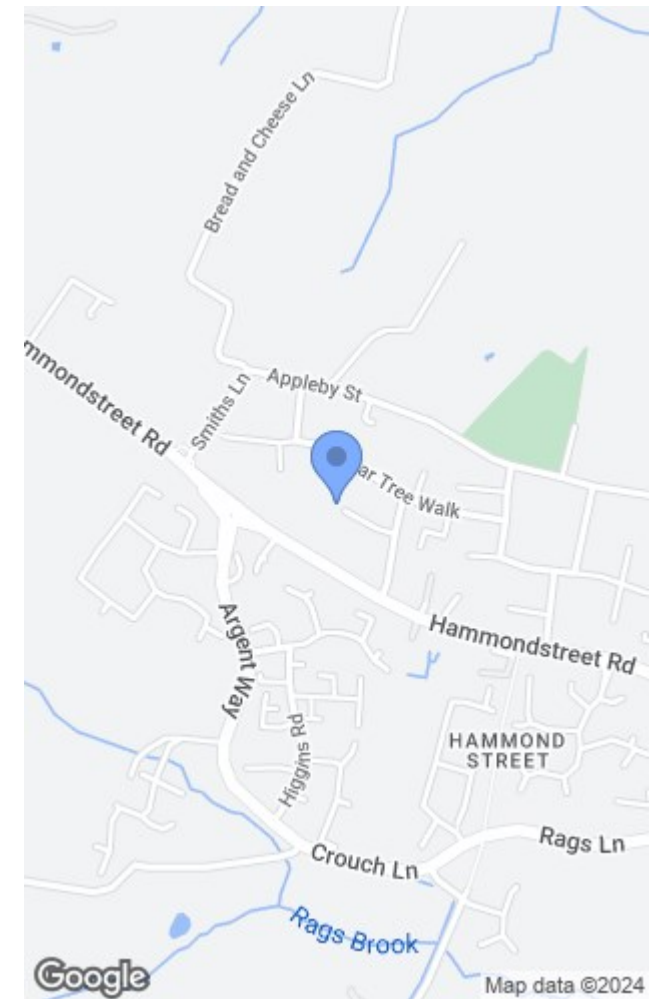






TOTAL FLOOR AREA : 2226 sq.ft. (206.8 sq.m.) approx.

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/fittings 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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



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