



£375,000

Cromwell Avenue,

KI

Cromwell Avenue, EN7 5DN

Keith Ian is delighted to offer for sale CHAIN FREE, this Victorian character end terrace house. In sought after West Cheshunt. This home has many period features comprising a large reception and dining room with three well-proportioned bedrooms. This property comes with gas central heating, full double glazing and benefits from a mature 60' rear garden and garage approached via a shared driveway. There is also scope to extend to the rear and into the loft STPP. Please be aware the property is in need modernisation /renovation. This property is located close to local amenities and schools, as well as being a short drive to the A10 and M25 with great links into London and just over a mile from Cheshunt Railway Station.

Lounge

12'9 x 11'8 (3.89m x 3.56m)

Dining Room

11'0 x 10'2 (3.35m x 3.10m)

Kitchen

8'9 x 8'4 (2.67m x 2.54m)

Bathroom

8'4 x 6'1 (2.54m x 1.85m)

Bedroom 1

16'1 x 11'1 (4.90m x 3.38m)

Bedroom 2

11'1 x 10'3 (3.38m x 3.12m)

Bedroom 3

8'5 x 6'9 (2.57m x 2.06m)

Garage

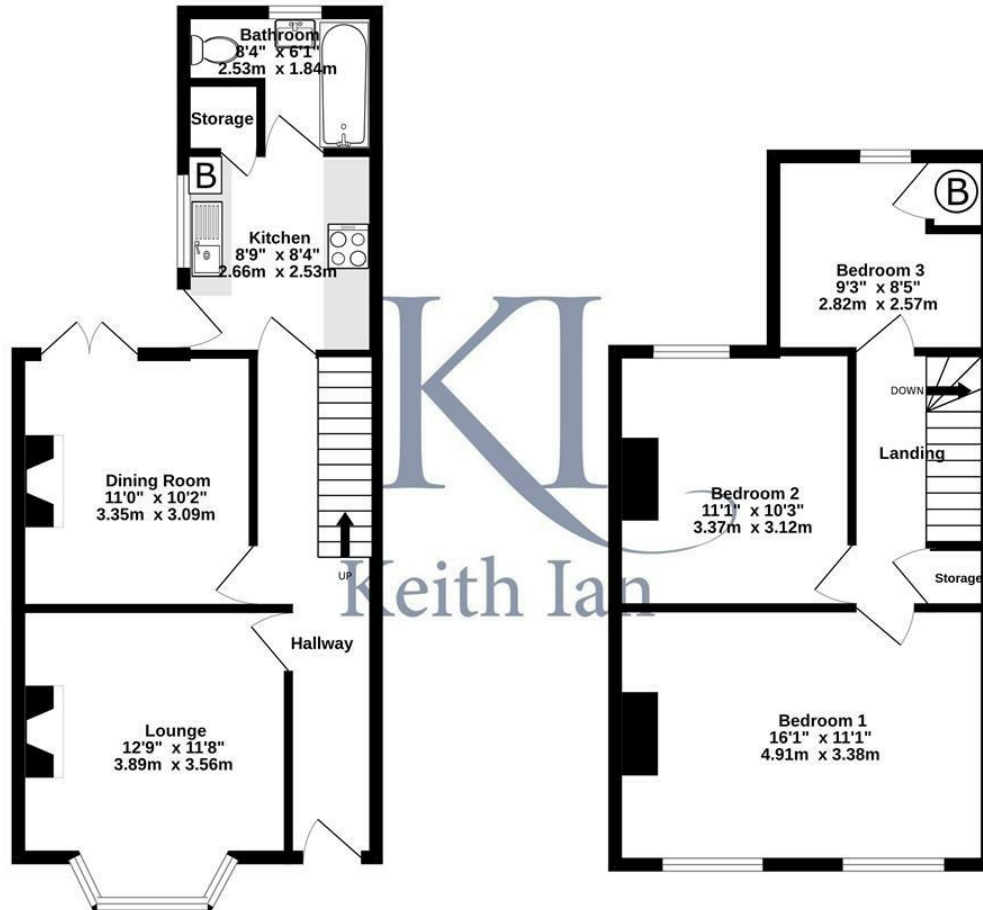
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Ground Floor
457 sq.ft. (42.5 sq.m.) approx.

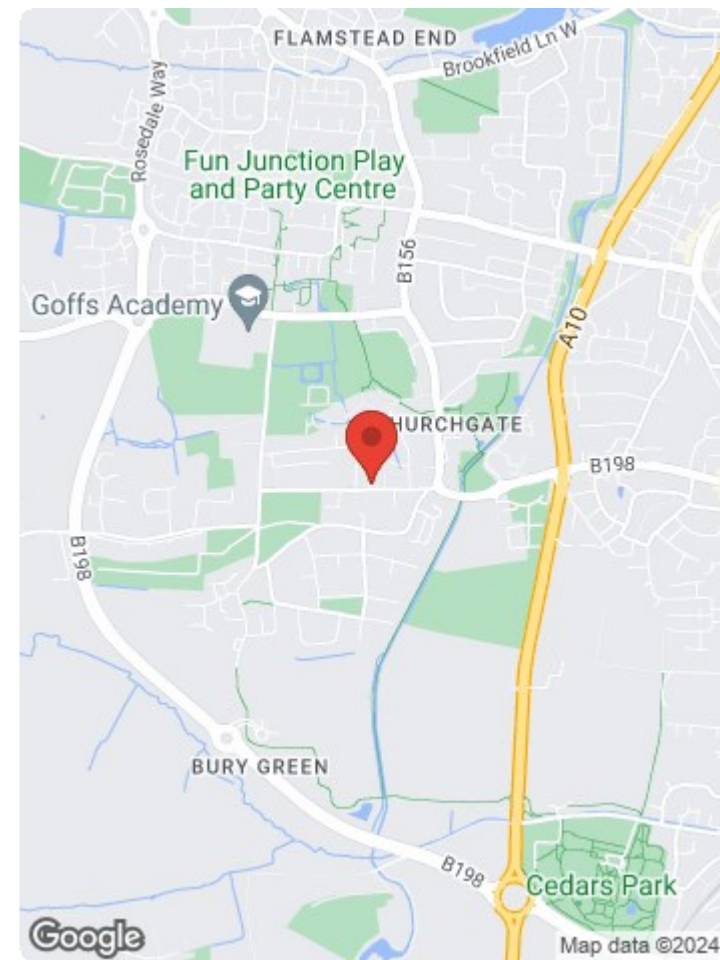
1st Floor
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(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	

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