



£600,000

Perrysfield Road, Cheshunt

KL

## **Perrysfield Road, Cheshunt, EN8 0TP**

*Keith Ian are pleased to bring to market this beautifully presented four bedroom semi-detached house on a popular residential development within Cheshunt. Downstairs is a large open planned living and social space including an extended kitchen with fitted appliances, leading to bedroom four also within the rear extension. On the first floor are the main three bedrooms, one of which has its own private spiral staircase leading to the loft room which is currently configured as a dressing room. The original single garage has been partially converted into a downstairs shower room for use to the occupant of bedroom four and as a w/c however, part of the garage is still in use for storage purposes. The property further benefits from a triple driveway, underfloor heating, double glazing and a low maintenance garden with two considerably sized purpose built sheds/summerhouses.*

*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.*





## **Accommodation Comprises**

### **Porch**

### **Lounge/Diner**

24'6" x 24'4" max points

### **Kitchen**

20'8" x 11'3" max points

### **Ground floor shower room**

7'10 x 6'0

### **Bedroom Four**

17'10 x 8'7

### **Bedroom One**

13'7 x 13'7

### **Dressing Room/Loft Room**

20'6 x 6'3

### **Bedroom Two**

10'4 x 10'2

### **Bedroom Three**

11'4 x 7'2

### **Bathroom/WC**

9'11 x 5'11

### **Storage Sheds**

### **Driveway**

### **Rear Garden**

### **what3words**

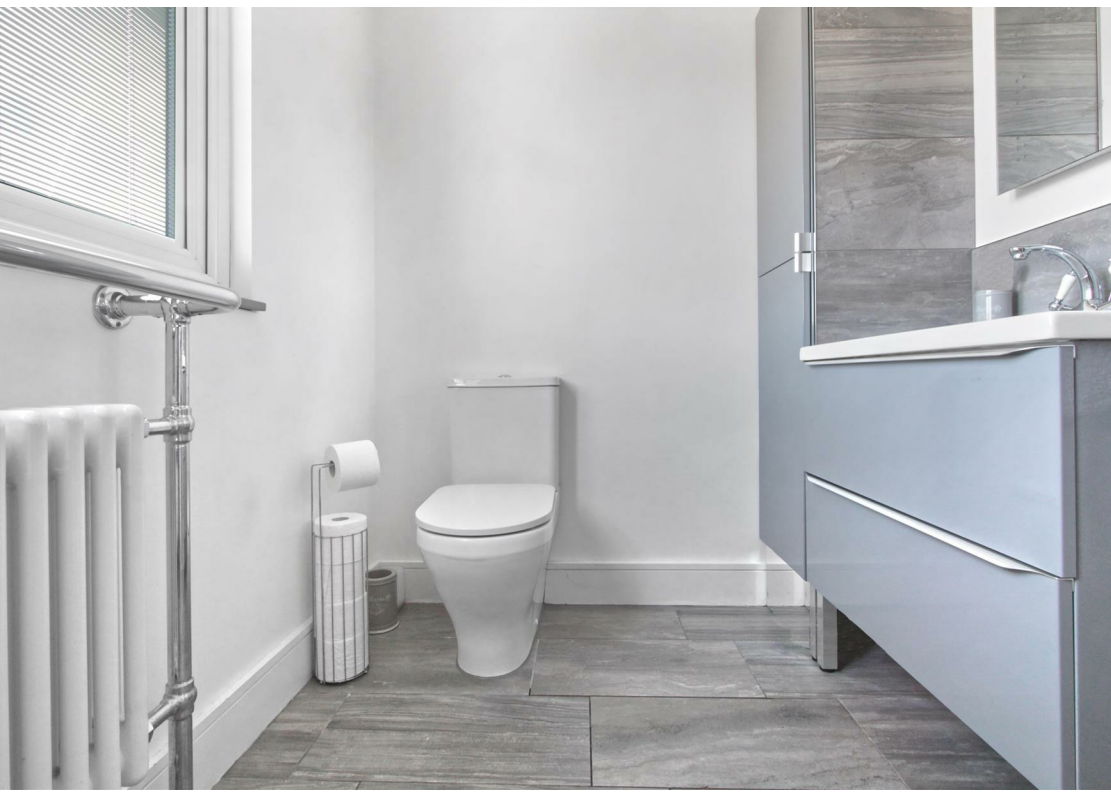
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- **4 BEDROOMS**
- **SEMI - DETACHED**
- **PERRYSFIELD ROAD**
- **TRIPLE DRIVEWAY**
- **MODERN**
- **OPEN PLANNED LIVING SPACE**
- **EXTENDED**
- **LOFT ROOM**
- **DOUBLE GLAZED**
- **UNDER FLOOR HEATING**





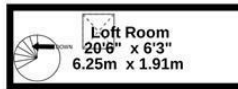
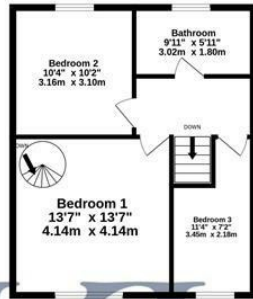
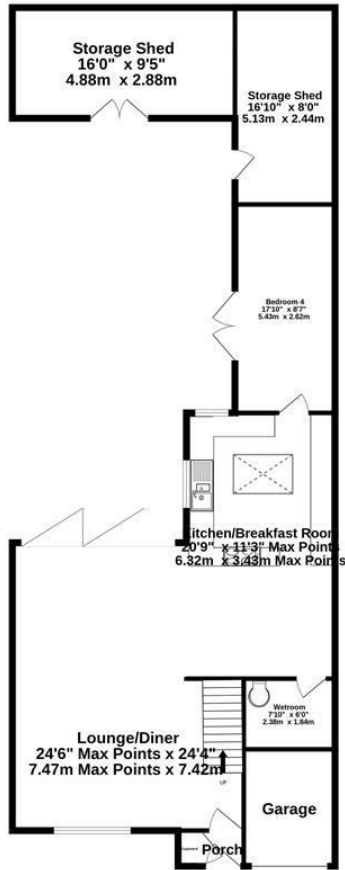




Ground Floor

1st Floor

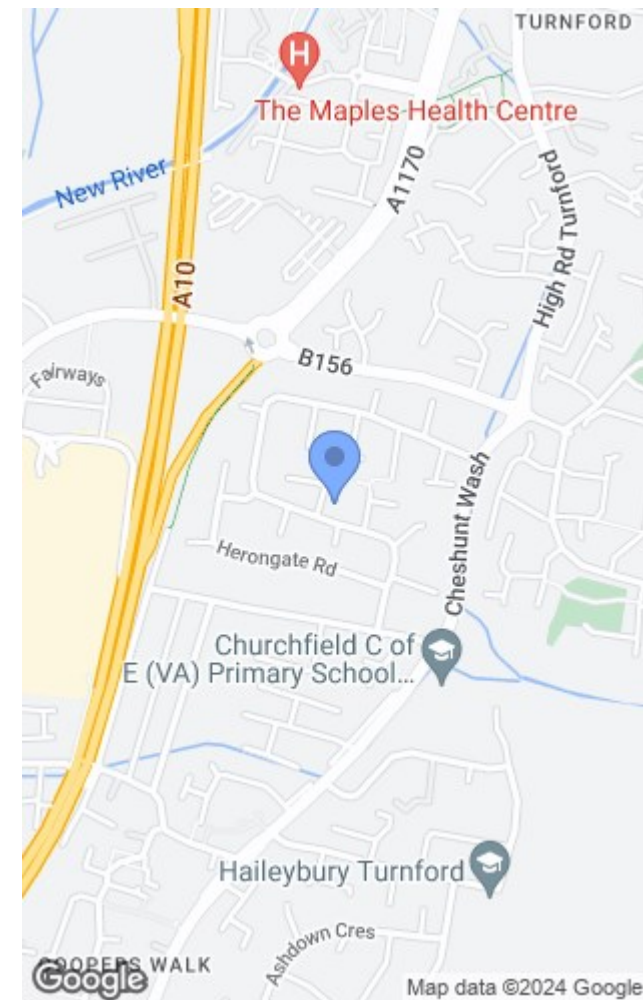
2nd Floor



**KI**  
Keith Ian

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		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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