



£415,000

Dewhurst Road, West Cheshunt

KI



## **Dewhurst Road, West Cheshunt, EN8 9PE**

Keith Ian are delighted to present this terraced house on Dewhurst Road within West Cheshunt. Dating back to the 1900s, this property boasts a perfect blend of modern amenities and classic character, offering a unique living experience. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. With three bedrooms, there is ample space for a growing family or those in need of a home office or guest room. The bathroom provides a convenient and comfortable space for your daily routines. One of the highlights of this property is its extension, providing additional living space and enhancing the overall functionality of the house. The rear access adds a touch of convenience, making it easy to come and go as you please.

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**

### **Entrance Lobby**

### **Lounge/ Diner**

24 x 14

### **Kitchen**

14 x 10 max

### **Utility Room**

10 x 6'8

### **Inner Lobby**

### **Bathroom**

### **Stairs To First Floor**

### **Bedroom**

14 x 12'2

### **Bedroom**

12 x 6'8 max

### **WC**

### **Bedroom**

13 x 13

### **Garden**

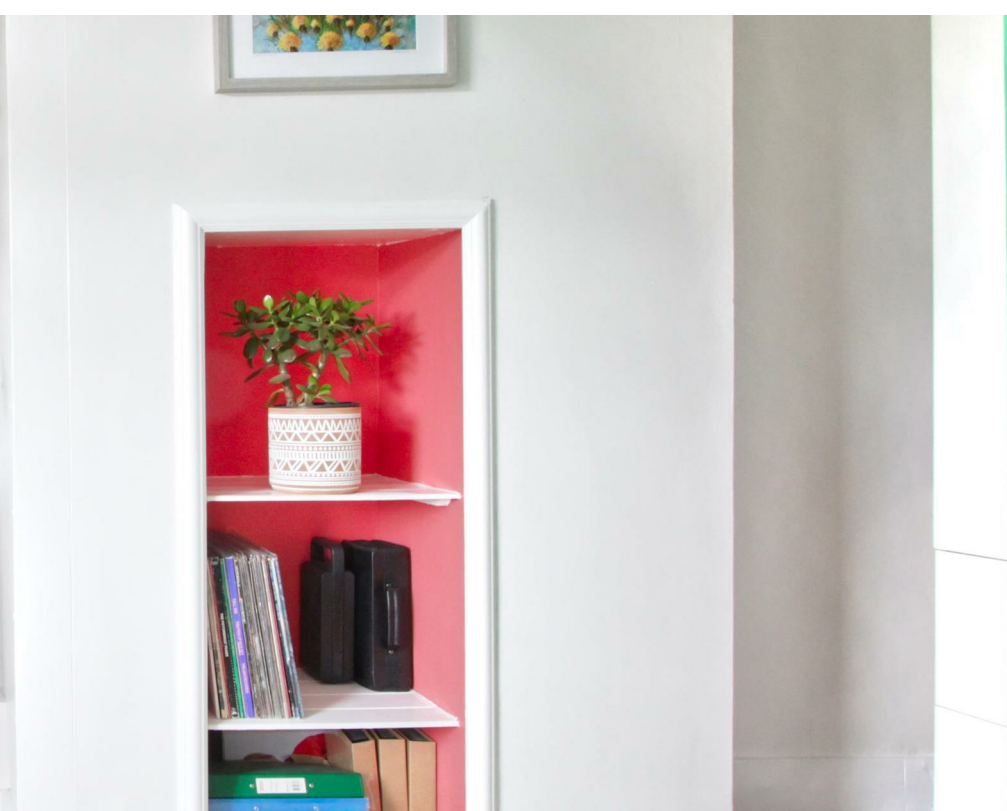
### **Council Tax Band**

Band - C

### **what3words**

///mild.dose.areas







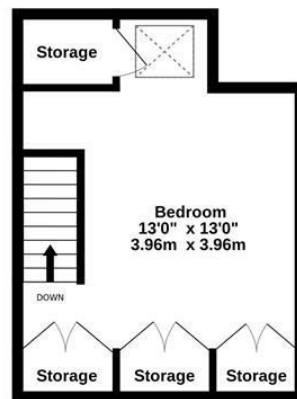
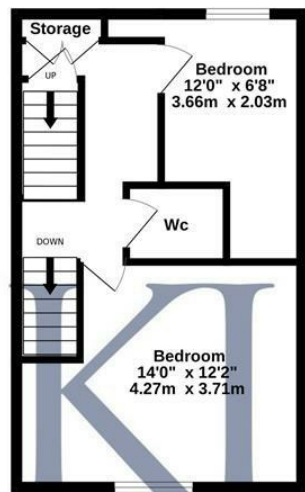
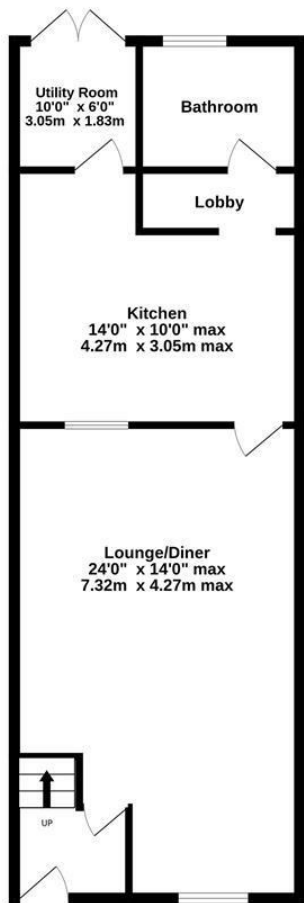




Ground Floor

1st Floor

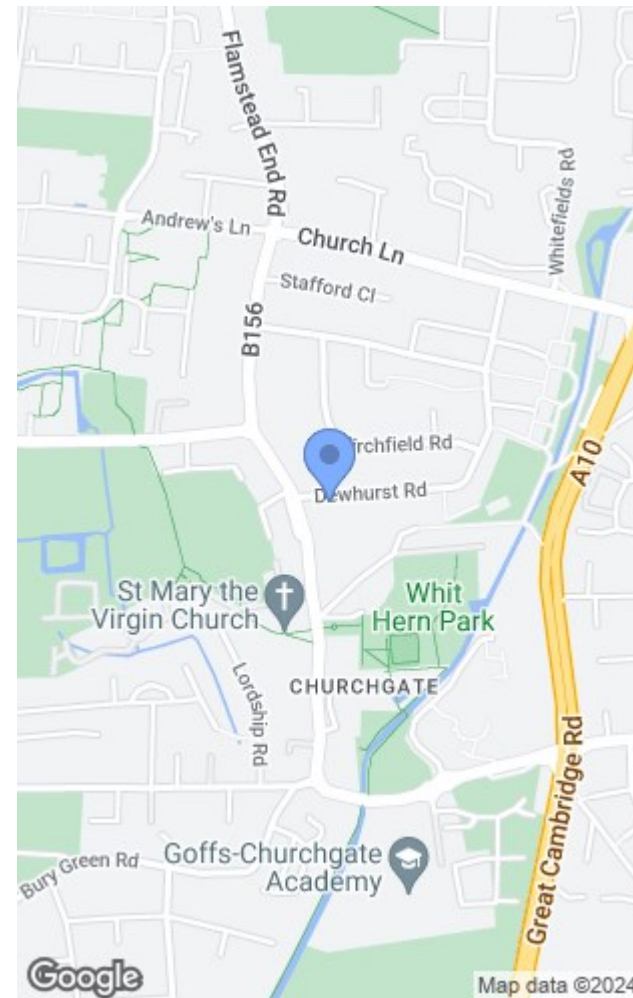
2nd Floor



# 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	80

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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