



£650,000

Woodside, Cheshunt

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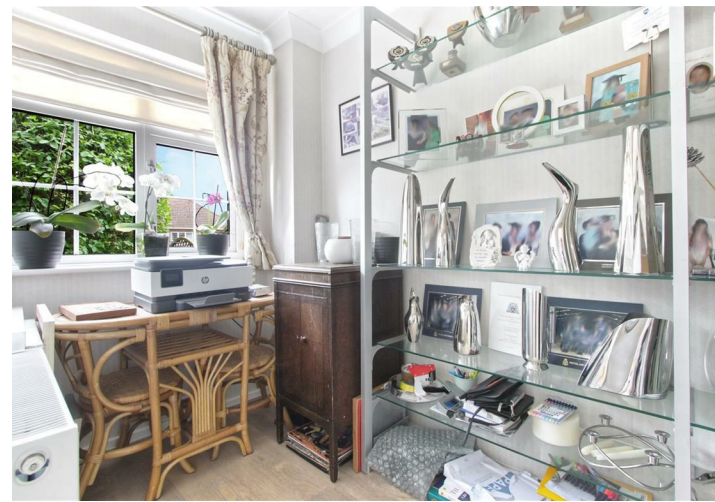
Woodside, Cheshunt, EN7 5DE

Keith Ian are pleased to bring to market this beautifully presented four bedroom detached house, situated in West Cheshunt. This spacious home offers excellent accommodation throughout, with multiple reception rooms downstairs, a refitted kitchen and a separate dining room. Upstairs there are four well apportioned bedrooms, a family bathroom and an en-suite to the large master bedroom. This property also benefits from a spacious driveway and a private rear garden.

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.



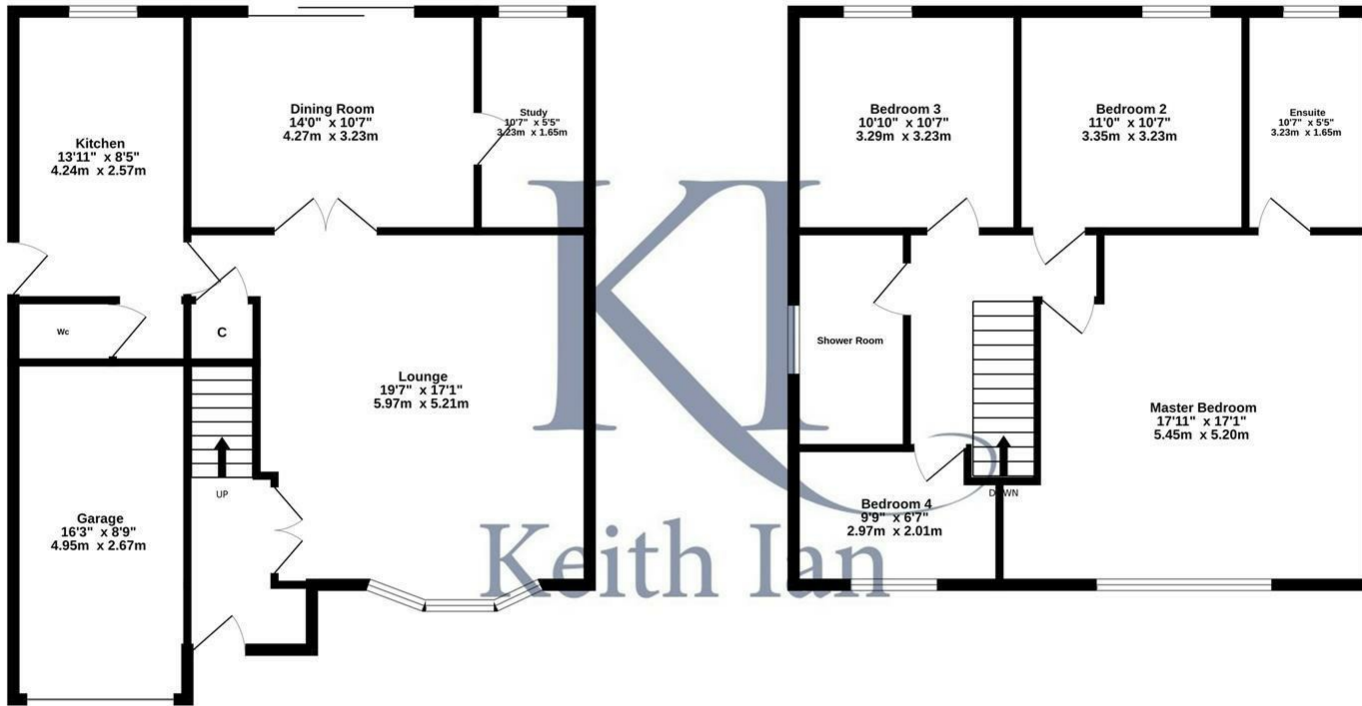






Ground Floor
839 sq.ft. (78.0 sq.m.) approx.

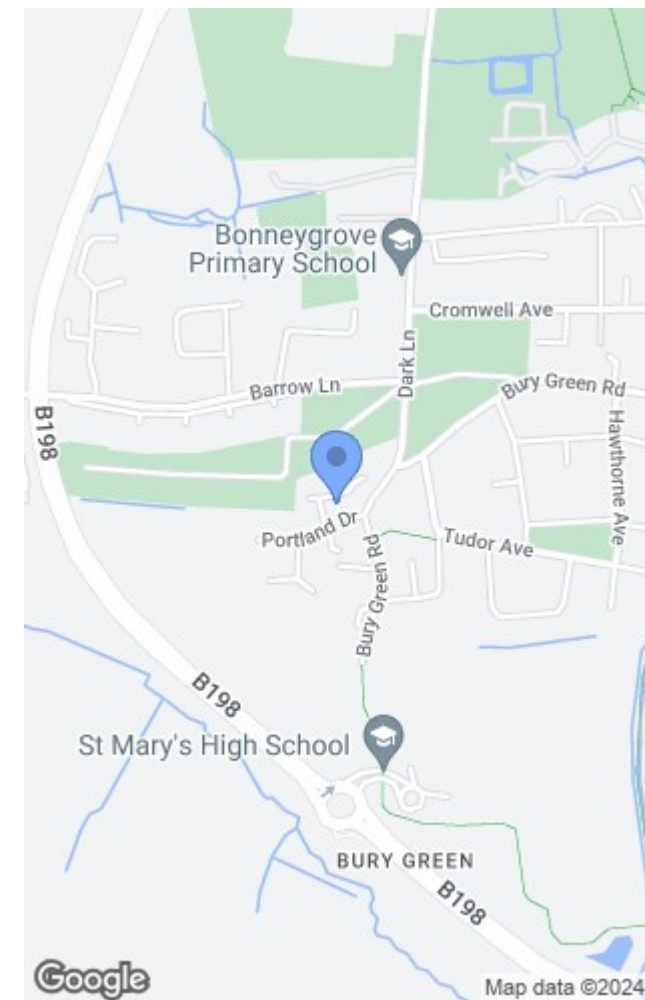
1st Floor
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(69-80) C
(21-38) F	(81-91) B
(1-20) G	(92 plus) A
Current: 64	Potential: 79
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(69-80) C
(21-38) F	(81-91) B
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