



£475,000

Academia Avenue, Turnford

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Academia Avenue, Turnford, EN10 6FW

OFFERS INVITED!

Keith Ian are pleased to bring to market this delightful, CHAIN FREE end terrace house situated on the Academia Development in Turnford. The property offers a perfect blend of comfort and style boasting a spacious layout with open plan living, 4 bedrooms, and 2 bathrooms, this property is ideal for families looking for a new place to call home. Built in the mid-2000s, this modern house provides a contemporary living space while retaining a sense of warmth and homeliness. The property features parking for 2 vehicles, ensuring convenience for homeowners with multiple cars or guests.

Situated in a prime location, this house is in close proximity to Brookfield. Additionally, being equidistant to both Broxbourne and Cheshunt Stations, commuting is made easy for residents who rely on public transport.

With easy access to the A10, this property provides excellent connectivity to nearby towns and cities, making it a desirable choice for those seeking both convenience and comfort in their daily lives.



BRITISH MADE

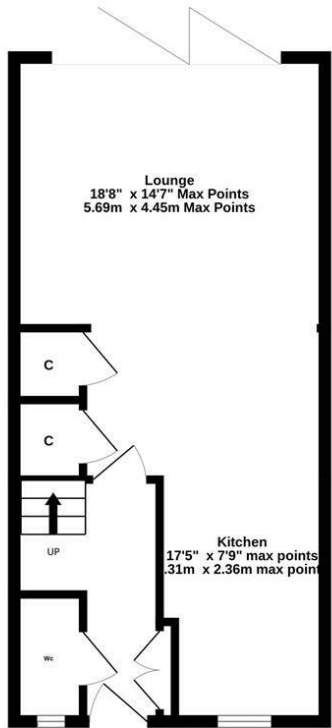




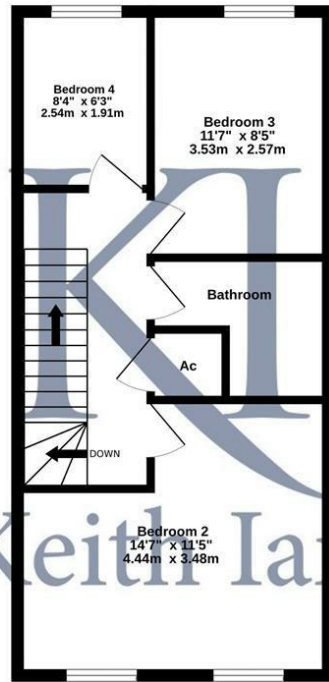




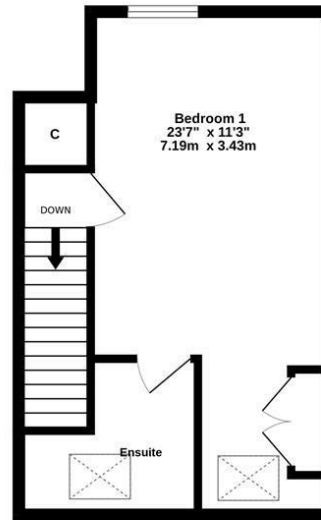
Ground Floor
454 sq.ft. (42.2 sq.m.) approx.



1st Floor
454 sq.ft. (42.2 sq.m.) approx.



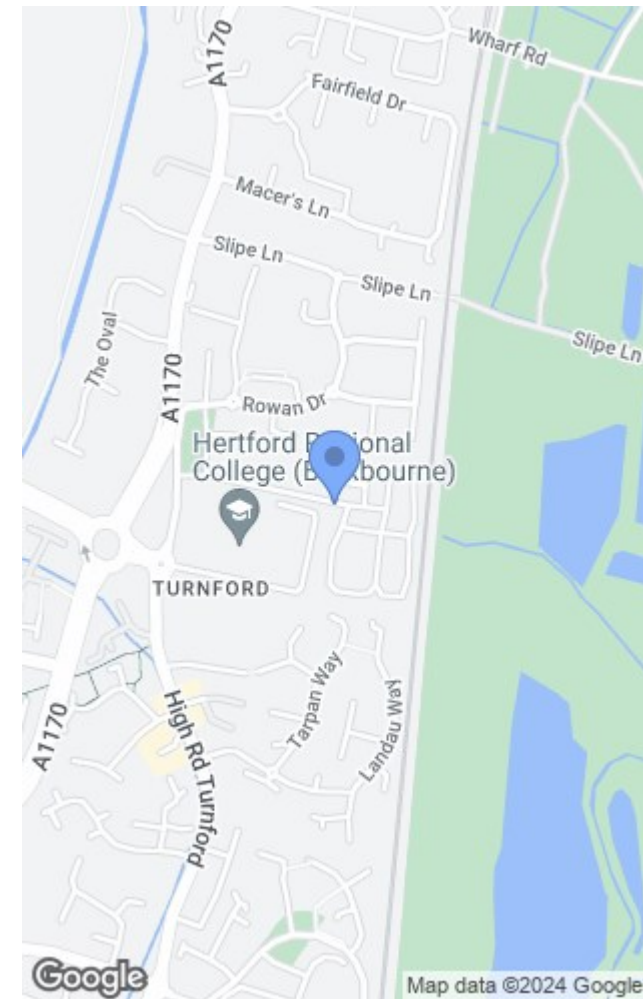
2nd Floor
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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		89
(81-91)	B		
(69-80)	C	78	
(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	

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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