



£676,000

*Springwood, West Cheshunt*

## Springwood, West Cheshunt, EN7 6AZ

Keith Ian are pleased to offer this beautiful 4 bedroom detached home located in the popular residential area of the Adamsfield development within West Cheshunt. The property is tastefully decorated and benefits from a contemporary gloss kitchen, in the Kitchen/ family room, modern bathroom, downstairs shower room and 4 well proportioned bedrooms. The rear garden is well maintained and offers 2 patio areas part of which is under cover and a home bar for entertaining friends and family. The property offers ample parking with a block paved drive for 4 cars.

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.





**Entrance Hallway**

**Lounge**

16 x 13

**Dining Room**

10'10 x 8'10

**Kitchen**

21'2 x 18 | shaped

**Shower Room**

9 x 3

**Stairs To First Floor**

**Bedroom**

13 x 10

**Bedroom**

10'11 x 8'11

**Bedroom**

10 x 8'11

**Bedroom**

10 x 8'2

**Bathroom**

8'2 x 5

**Garage**

8 x 6'3

**Garden**

**what3words**

[///patrol.towers.dates](https://www.what3words.com/patrol.towers.dates)













Angie's  
Bar

GUITAR LOUNGE  
COLD BEER  
COOL JAMS  
YOU'RE AMONG FRIENDS

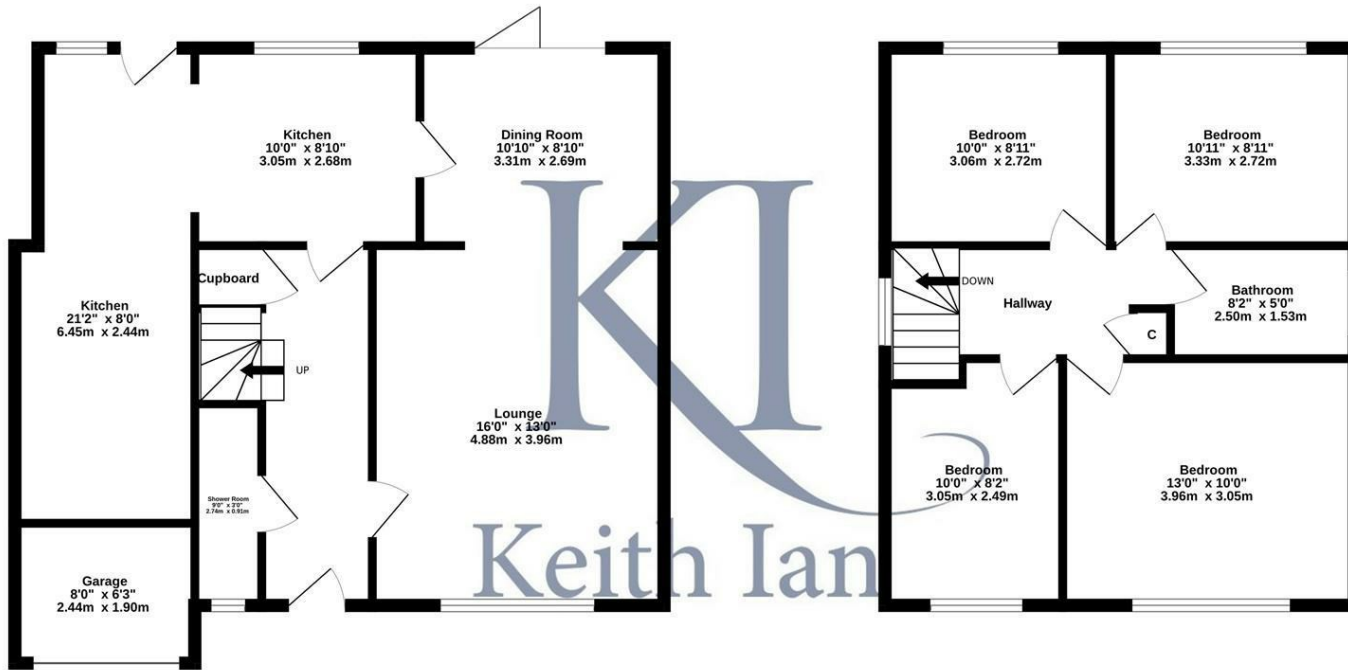
LADIES LOUNGE  
We serve with grace  
WHERE THE GENTLE  
IS ALWAYS HOT  
CHAMPAGNE AND CHOCOLATS  
of course we welcome  
NO MEN ALLOWED

COOKOLOGY  
We respect all major credit cards  
MALLOCA  
BUSH  
LANZAROTE  
ENBY  
CORFU



Ground Floor  
730 sq.ft. (67.8 sq.m.) approx.

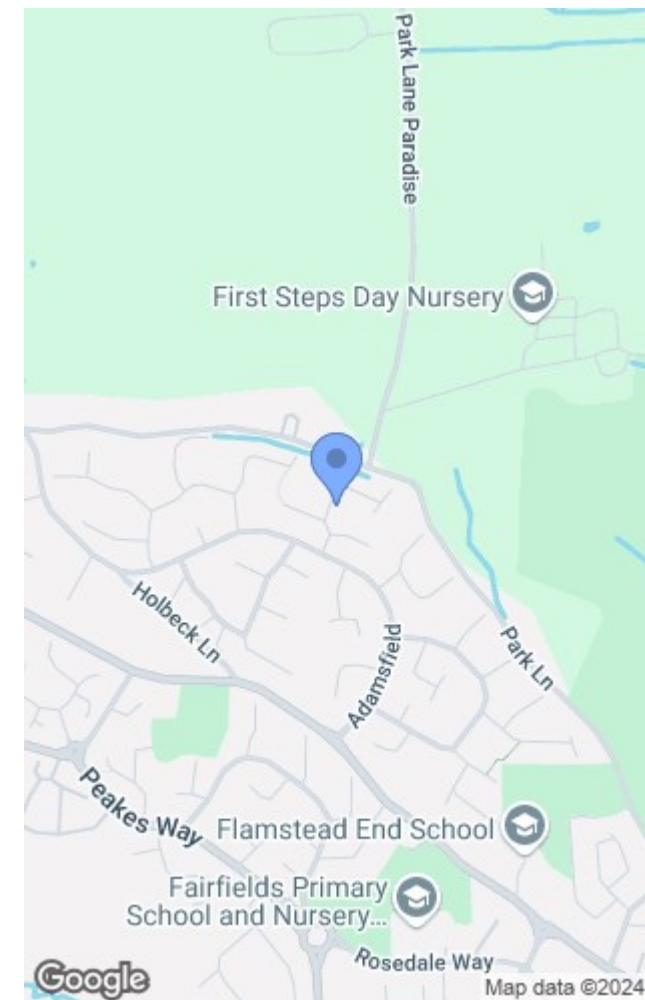
1st Floor  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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
56	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
F	A

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Offices at Cheshunt Ware and Buntingford  
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