



£279,000

*Benedictine Gate, Cheshunt*

## **Benedictine Gate, Cheshunt, EN8 0XB**

*Keith Ian are pleased to bring to market this 1 bedroom cluster house ideally located on the Thomas Rochford development, close to schools, shops and public transport links. This well presented property offers an ideally sized lounge, kitchen and bathroom downstairs, with a spacious bedroom upstairs with storage and fitted wardrobes. It also benefits from a private west facing garden, allocated parking, the potential to extended STPP, double glazing and gas central heating.*

*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:**

#### **LOUNGE/KITCHEN**

*19'3 x 13'0 (5.87m x 3.96m)*

#### **GROUNDFLOOR BATHROOM/WC**

*5'7 x 5'7 (1.70m x 1.70m)*

#### **BEDROOM**

*14'1 x 13'0 (4.29m x 3.96m)*

#### **GARDEN**

#### **ALLOCATED PARKING**

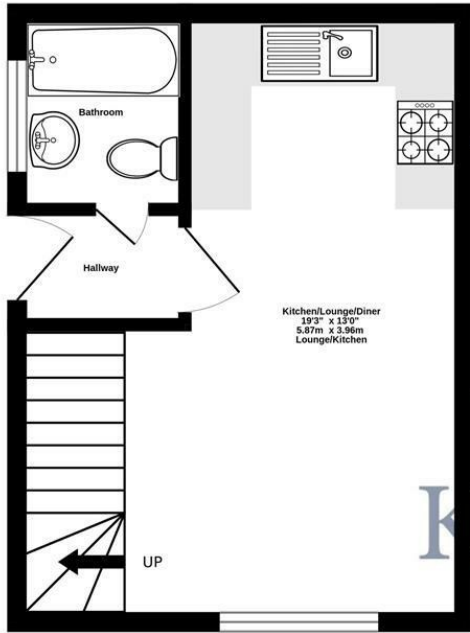
#### **WHAT3WORDS**

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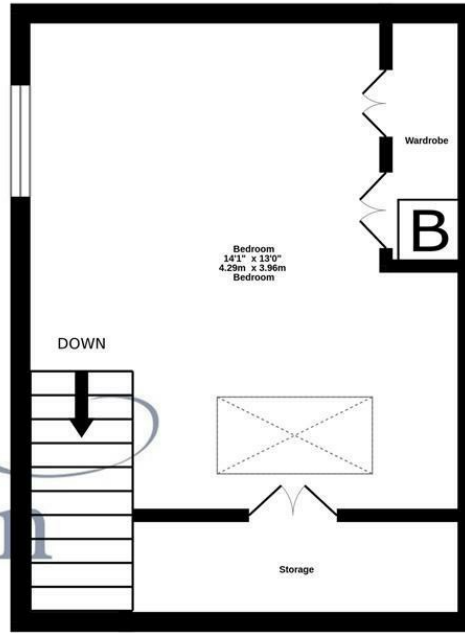




Ground Floor  
237 sq.ft. (22.0 sq.m.) approx.



1st Floor  
237 sq.ft. (22.0 sq.m.) approx.



**Keith Ian**

TOTAL FLOOR AREA : 475 sq.ft. (44.1 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/fitings 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 check.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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