



## Shalcross Drive, Cheshunt

£449,995 Freehold

3 Bedrooms • Extended • Driveway • Close to Lea Valley Park • 150 Yards – Cheshunt Station • Double Glazed • Gas Central Heating • Side Access





### **Lounge/Diner**

16' 6" x 20' 4" (5.03m x 6.21m)

A spacious open-plan living area with a brick fireplace and sliding patio doors leading to the rear garden. The room offers space for both seating and dining furniture, with natural light from the rear elevation.

### **Kitchen**

10' 6" x 10' 7" (3.21m x 3.22m)

Fitted with integrated oven and a tiled splashback. Two windows provide good natural light, and a breakfast bar offers additional work and seating space.

### **Bedroom 1**

10' 8" x 10' 10" (3.25m x 3.30m)

A generously sized double bedroom with front-facing window, neutral décor, and space for wardrobes and additional furniture.

### **Bedroom 2**

9' 6" x 9' 8" (2.90m x 2.95m)

A well-proportioned bedroom with rear-facing window, suitable as a double or large single room.

### **Bedroom 3**

3' 11" x 12' 7" (1.19m x 3.84m)

A single bedroom with natural light, suitable for use as a bedroom, home office, or nursery.

### **Bathroom**

7' 7" x 10' 2" (2.31m x 3.10m)

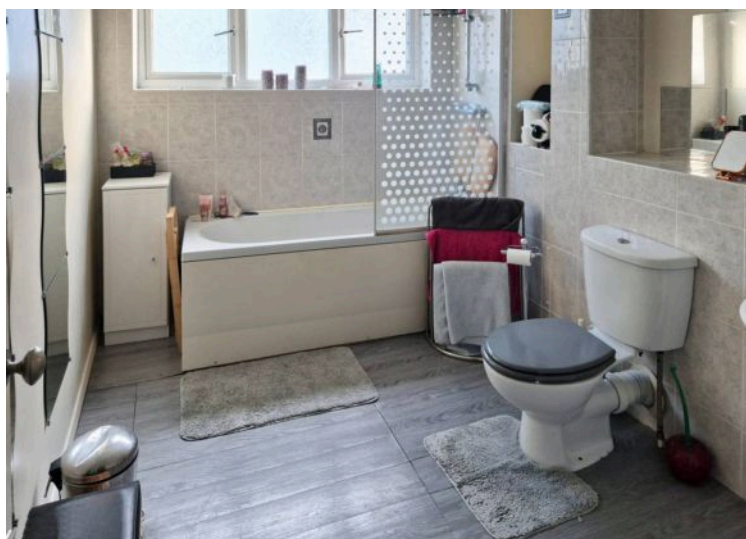
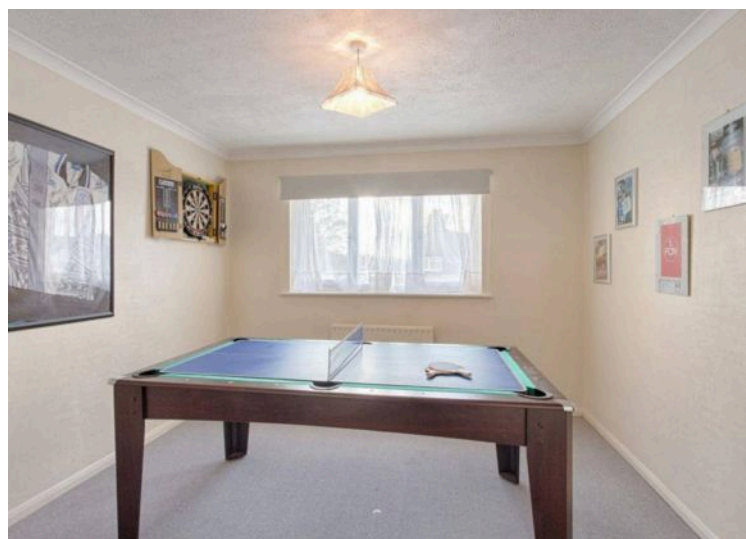
Fitted with a modern suite including a bath with overhead shower, wash basin, and WC. Frosted window to the rear provides natural light and privacy.

### **Anti-Money Laundering (AML) Notice**

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification



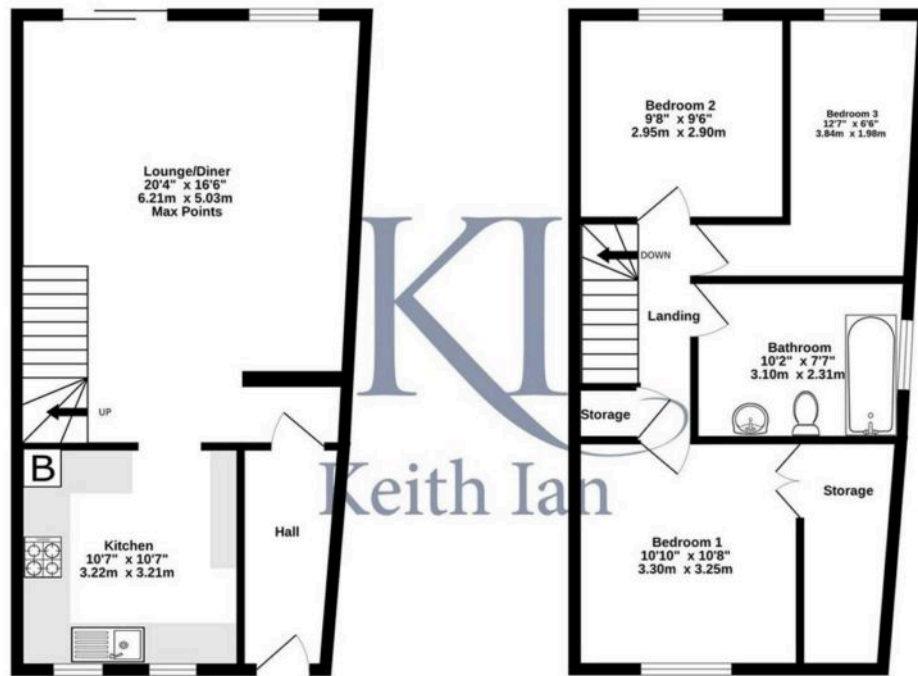






Ground Floor  
480 sq.ft. (44.6 sq.m.) approx.

1st Floor  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 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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Keith Ian is pleased to present this extended three-bedroom semi-detached house offers practical and well-proportioned accommodation, conveniently located approximately 150 yards from Cheshunt Train Station. The property is within easy reach of Lea Valley Park, providing access to open green spaces, walking routes, and leisure facilities. The ground floor features an open-plan lounge and dining area with direct access to the rear garden, along with a modern fitted kitchen. The property benefits from double glazing throughout, gas central heating, side access, and off-road parking to the front. Externally, the rear garden is fully enclosed and offers a private outdoor space suitable for general use and entertaining. The home is well suited to buyers seeking good transport links, nearby outdoor amenities, and practical family accommodation.

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.

Council Tax band: D

Tenure: Freehold