



FREEHOLD

House - End Terrace

# 11 FARM CLOSE, CHESHUNT, EN8 8PD

Guide Price

# £425,000

## FEATURES

- Three Bedroom End Of Terrace
- Garage & Off Street Parking
- Ground Floor Cloakroom
- South Facing Garden
- In Need Of Some Modernisation
- Cul-De-Sac



# 3 Bedroom House - End Terrace located in Cheshunt

Three bedroom end of terrace family home enjoying a south facing garden and in need of some modernisation.

Call us on

**0199 253 2222**

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[www.abelestateagent.co.uk](http://www.abelestateagent.co.uk)

**Council Tax Band**



**Abel Farm Close**  
 Approximate Gross Internal Floor Area : 85.60 sq m / 921.39 sq ft (Excluding Garage)  
 Garage Area : 12.40 sq m / 133.47 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

