



## 44 Pettys Close, Cheshunt, EN8 0EW

- AVAILABLE NOW!
- TWO DOUBLE BEDROOMS
- DIRECT ALLOCATED PARKING
- GREAT LOCATION

**AVAILABLE NOW!** Located in the desirable cul-de-sac of Pettys Close, this well-maintained two-bedroom mid-terrace house is a delightful find for those seeking a comfortable and inviting home. The property spans 689 square feet and boasts a thoughtful layout that maximises space and light.

Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy kitchen to the front of the house. The reception room to the rear of the house, perfect for both living and dining, provides direct access to a sun-drenched garden, complete with a paved patio and easy to maintain grass area. The garden area also offers a shed, and rear access.

The first floor features two generously sized double bedrooms, each equipped with built-in storage, including full-sized wardrobes in the primary bedroom, ensuring ample space for your belongings.

£1,650



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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