



Estate Agents • Lettings • Land & New Homes



41 Guinevere Gardens, Cheshunt, EN8 8EJ

£550,000

Built in 2015, this modern three-bedroom semi-detached home is ideally located in the heart of Central Cheshunt. Beautifully presented throughout, the property offers a stylish kitchen/diner, a spacious lounge, a convenient ground floor cloakroom, a contemporary family bathroom, and an en-suite to the main bedroom.

Further benefits include off-street parking and a private rear garden, making it perfect for families and professionals alike.

Ideally positioned within easy reach of Cheshunt and Theobalds Grove rail stations, local bus routes, and a great selection of shops and amenities, this is a fantastic opportunity to secure a modern home in a highly sought-after location.

Call now to avoid disappointment!



Door To:

Hallway

Stairs to first floor landing, wood flooring, under stairs storage cupboard and radiator.

Ground Floor Cloakroom

Low level wc, wash hand basin and radiator.

Lounge/Diner

16'8 x 14'4 (5.08m x 4.37m)

Double glazed patio doors and window to rear aspect, wood flooring, radiator.

Kitchen/Diner

10'0 x 13'8 (3.05m x 4.17m)

Plus bay. Double glazed bay window to front aspect, tiled floor, radiator, fitted hob, oven and extractor, sink with mixer tap and eye and base level units.

First Floor Landing

Loft access and storage cupboard.

Bedroom One

14'4 x 9'3 (4.37m x 2.82m)

Double glazed window to rear aspect, radiator and door to:

En-suite Shower Room

Low level wc, shower cubicle, heated towel rail, wash hand basin and extractor.

Bedroom Two

12'8 x 9'4 (3.86m x 2.84m)

Plus bay. Double glazed bay window to front aspect, radiator.

Bedroom Three

10'7 x 7'0 (3.23m x 2.13m)

Double glazed window to rear aspect

Bathroom

Frosted double glazed window to front aspect, low level wc, paneled bath with mixer tap, wash hand basin, heated towel rail and spotlights.

Front Garden

Paved for off street parking for two cars.

Rear Garden

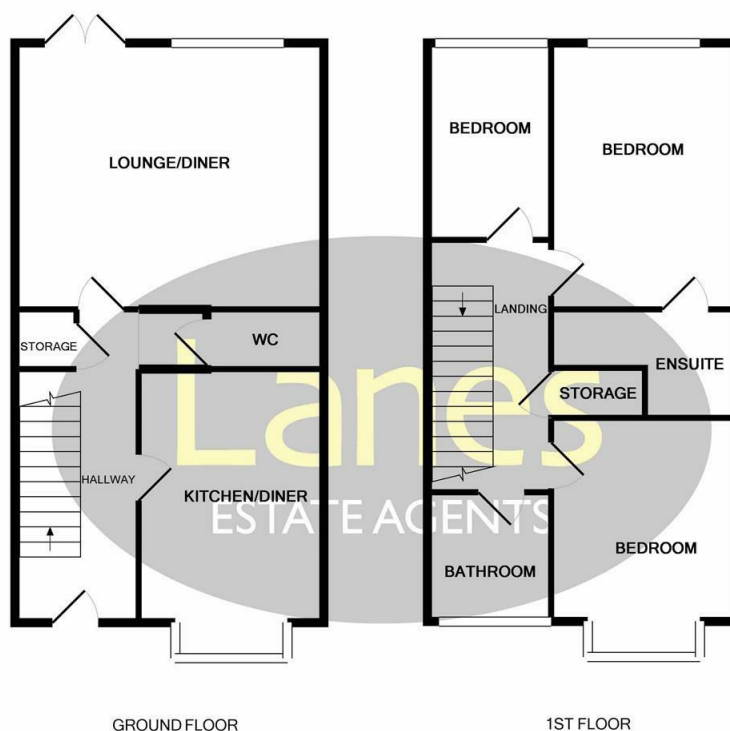
Patio area, and lawn.

Reference

CH6609 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2018

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

