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## Elm Drive, Cheshunt

A three bedroom semi-detached house, with garage and garden, in a quiet residential location that would benefit from internal modernisation. No chain.

**£420,000**

01992 87 85 80

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### Overall Description

This semi-detached family home sits in a pleasant and quiet residential location close to local shops and schools. The property would benefit from internal modernisation but offers buyers the chance to create a lovely modern family home to suit their particular needs and tastes. There are three bedrooms and a bathroom upstairs with entrance porch, hallway, kitchen, sitting room and garden room extension downstairs. The property has gas central-heating and double-glazed windows. Outside there is a driveway with space to create more parking in the front garden if desired. The garage leads through to the rear garden which is a good-size and backs onto school playing fields over which the two bedrooms to the rear have pleasant views. The property is being sold with no onward chain.

### Location

The property sits in a quiet residential area in Cheshunt just a short walk from a good selection of local high-street shops and the other amenities that Cheshunt has to offer. Cheshunt has very good road and rail links, with Cheshunt Railway Station providing regular trains to London Liverpool Street (c.30 mins) and the A10 giving fast access to the M25, London and beyond. There are several good schools in the area including the Churchfield Primary School, St Clements Junior School, Haileybury Turnford School and the Apple Blossom Pre-School. Just up the A10 is the The Brookfield Shopping Centre (M&S, Tesco, Next) and a short drive away are the River Lea Country Park, Knightleys Playing Fields, the Grundy Leisure Centre (swimming pool, tennis, squash, gym) and the Lea Valley Whitewater Centre (Olympic venue), so this is a very good location for active growing families.

### Accommodation

From the driveway a path leads up to the front door into the:

#### Front Porch 7'6 x 3'3 (2.29m x 0.99m)

Window to front and side. Door to:

#### Entrance Hall 11'8 x 6'11 (3.56m x 2.11m)

Under-stairs cupboard. Radiator.

#### Kitchen 11' x 10'11 (3.35m x 3.33m)

Bay window to front. Window and glazed door to side. Kitchen units with roll-top work surfaces and sink unit. Electric oven with extractor fan above. Fitted washing-machine, dishwasher and fridge. Cupboard housing gas boiler.

#### Sitting Room 18'2 x 11'6 (5.54m x 3.51m)

Two windows to rear. Electric fire. TV aerial point. Radiator. Glazed door to:

#### Garden Room 16'2 x 8'2 (4.93m x 2.49m)

Timber frame on a brick base with Upvc windows and glazed door to the garden.

#### First Floor 14'8 x 2'8 (4.47m x 0.81m)

From the hall stairs lead up to the landing. Loft hatch.

#### Bedroom One 11'8 x 8'11 (3.56m x 2.72m)

Window to rear with pleasant views over the school playing fields behind. Large fitted wardrobe units and cupboards along one wall. Radiator.

#### Bedroom Two 11'9 x 8' (3.58m x 2.44m)

Window to rear with views over the school playing fields behind. Fitted wardrobe. Radiator.

#### Bedroom Three 8'5 x 8'11 (2.57m x 2.72m)

Window to front. Fitted wardrobe. Radiator.

#### Bathroom 8'1 x 6'4 (2.46m x 1.93m)

Frosted window to side. Panel bath with electric shower and shower attachment. Low-level WC. Wash-hand basin. Tiled walls and floor. Airing cupboard with hot-water tank and wooden-slatted shelving. Radiator.

### Outside

The property has a front garden next to which is the driveway which leads up to the GARAGE: 21'6 x 6'11 with garage door to front and door out to the back garden. This has a patio, central area of lawn and GARDEN SHED.

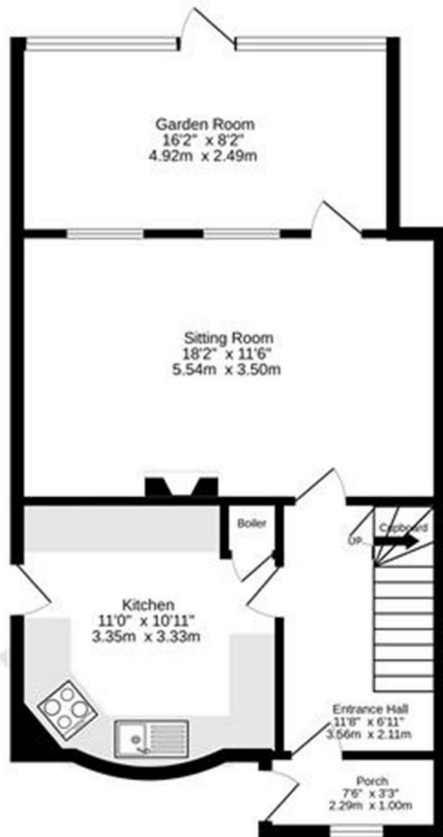
### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. TV aerial. Council Tax Band E.

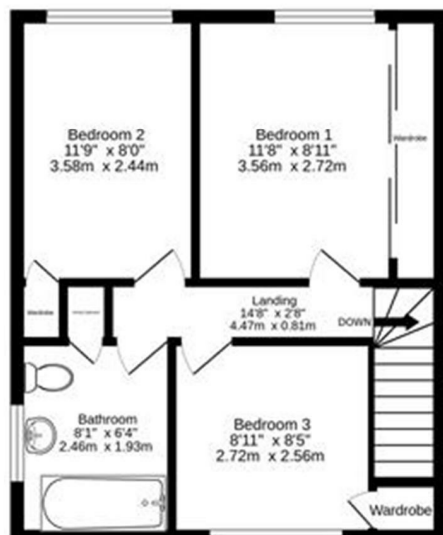
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Ground Floor  
562 sq.ft. (52.2 sq.m.) approx.



1st Floor  
408 sq.ft. (37.9 sq.m.) approx.




TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>50</p>	<p>85</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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