



Southview Close,  
West Cheshunt  
£400,000

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**Sanctuary**  
Sales & Lettings

# Southview Close, West Cheshunt, Herts, EN7 6RT - £400,000

Sanctuary Sales & Lettings are pleased to offer this Chain Free three bedroom terraced family home in West Cheshunt. The property benefits from double glazing, gas central heating, good size fully fitted kitchen/diner, conservatory, shower room and low maintenance front and rear gardens. Viewing highly recommended.

## ENTRANCE

Via double glazed front door into:

## ENTRANCE HALLWAY

Wood effect lino flooring, radiator, stairs to first floor, understairs storage cupboards, door to kitchen and door to:

## LOUNGE

13'6 x 10'10

Double glazed window to front, wood effect lino flooring, fireplace.

## KITCHEN/DINER

17'1 x 8'

Fitted with wall and base units, work top, integrated electric cooker, gas hob and extractor fan, integrated dishwasher, radiator, wood effect lino flooring, double opening leading into:

## CONSERVATORY

11'2 x 7'06

Tiled flooring, radiator, double doors leading to garden.

## FIRST FLOOR LANDING

Cupboard housing boiler, storage cupboard, doors leading to bedrooms and shower room.

## BEDROOM ONE

12'2 x 10'8

Double glazed window to rear, radiator.

## BEDROOM TWO

9'11 x 9'7

Double glazed window to front, radiator.

## BEDROOM THREE

6'9 x 6'5

Double glazed window to front, radiator.

## SHOWER ROOM

Double glazed obscured window to rear, fitted suite comprising of a double shower cubicle, low flush wc and wash hand basin, fully tiled walls and flooring.

## EXTERIOR

### FRONT GARDEN

Paved.

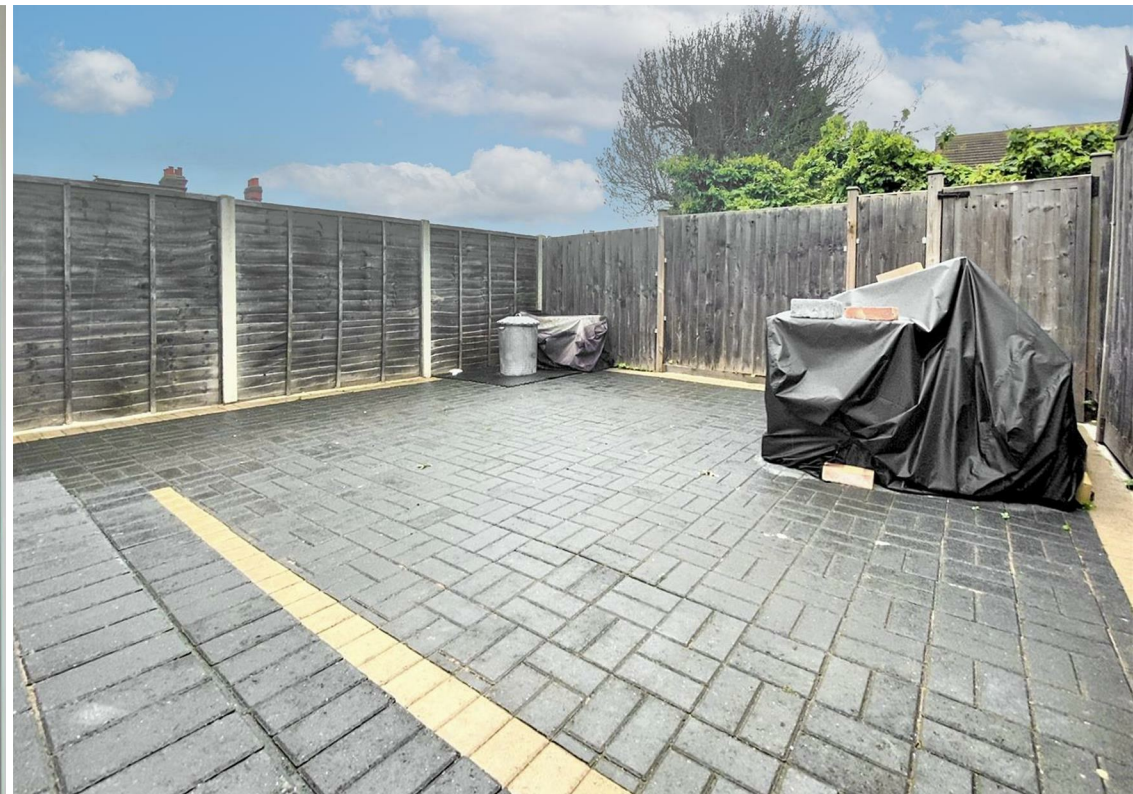
### REAR GARDEN

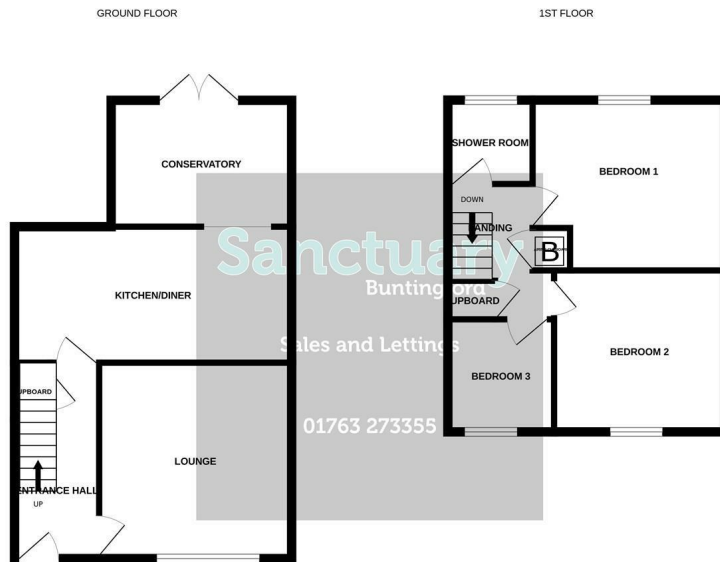
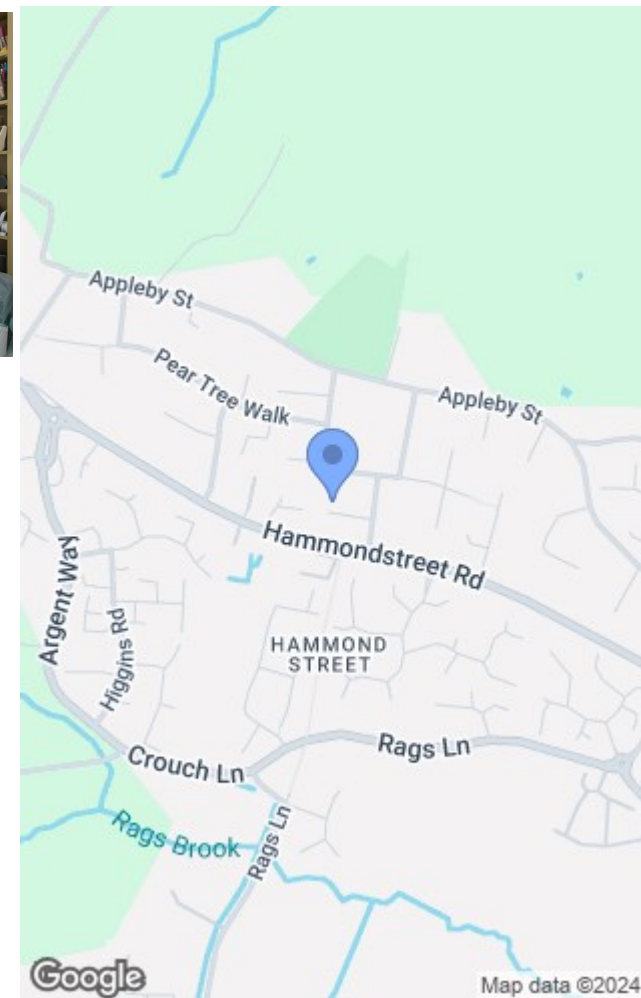
Paved, fence boundaries.

## AGENTS NOTE

This property is steel framed construction and you will need to contact your mortgage lender/consultant to advise before making an offer.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 Metamax G2024

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>England &amp; Wales</b>
		<b>65</b>	EU Directive 2002/91/EC

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