

Taylor Phelps are pleased to offer this extremely well presented three bedroom detached home positioned within this highly desirable development in Cheshunt. This modern family home boasts a number of benefits to include a spacious living room, a kitchen / dining room, a useful downstairs w/c and a fantastic conservatory. Externally there is a good size landscaped rear garden, and a driveway to the front providing ample off street parking, leading to a private garage which could be converted (subject to planning)



























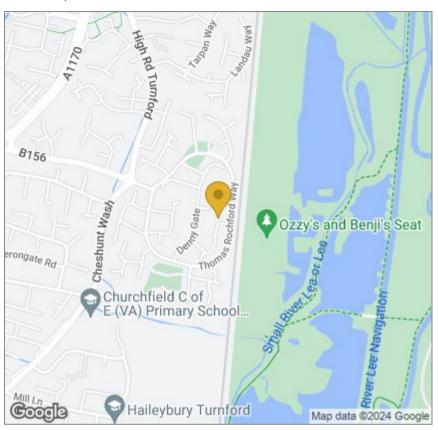




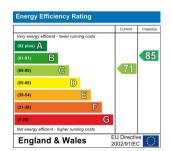
Floor Plan

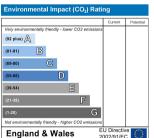
## GROUND FLOOR 1ST FLOOR 15'1" x 8'11" 4.59m x 2.71m GARAGE BEDROOM KITCHEN/DINING ROOM 16'6" x 8'4" 5.04m x 2.54m 15'1" x 12'6" 9'9" x 9'9" 2.97m x 2.97m STORAGE BEDROOM 11'0" x 8'8" SITTING ROOM 3.35m x 2.64m 15'1" x 14'8" 4.59m x 4.47m BEDROOM

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







