



FRANKLIN AVENUE, CHESHUNT

GUIDE PRICE – £404,995

- NO ONWARD CHAIN
- THREE BEDROOM MID-TERRACED HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- SCOPE TO EXTEND STPP
- KITCHEN WITH UNDERSTAIRS STORAGE CUPBOARD
- INNER LOBBY GIVING ACCESS TO REAR
- THREE PIECE FAMILY BATHROOM
- BLOCK-PAVED OFF-STREET PARKING
- SOUTH FACING REAR GARDEN APPROXIMATELY 52FT IN LENGTH
- CLOSE PROXIMITY TO BROOKFIELD FARM SHOPPING CENTRE & LOCAL SCHOOLS

We are pleased to offer, with no onward chain, this three bedroom mid-terraced property, located to the west side of Cheshunt. The ground floor comprises of a living room with feature electric fireplace, kitchen with understairs storage cupboard (giving further access for utility storage), inner lobby with access to rear south-facing garden and three piece family bathroom. There is scope to extend, and the loft is suitable for conversion STPP. To the first floor, there are three bedrooms. Externally, the property is approached via a block-paved driveway with separate rear access to the south-facing rear garden (approximately 52ft in length).





With ornate panel glazed front door opening into;

Entrance Hall

With ceiling lighting, stairs rising to first floor landing, door through to;

Living Room 14'6" x 12'4"

With large picture window to front, feature electric fireplace, door to;

Kitchen 12'3" x 8'1"

Comprising an array of eye and base level cupboards and drawers, complimentary rolled work surfaces with splashbacks, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, integrated double oven with 4-ring gas hob and extractor fan over, recess and plumbing for washing machine, recess for fridge/freezer, understairs storage cupboard giving further access for utility storage with electric point supplied, and it also houses the gas meter.

Inner Lobby

Giving access to patio and south-facing rear garden, door to;

Family Bathroom

Comprising a panel enclosed bath with mixer tap, wall mounted shower, pedestal wash hand basin, close coupled WC, full tiled surround, inset ceiling downlighting.

Agents Note - There is scope to extend the rear of the ground floor STPP.

First Floor Landing

Access to loft, doors to rooms.

Agents Note - The loft is suitable for conversion STPP.

Bedroom 1 – 18'10" max x 10'6"

With large window to rear, power points and ceiling lighting.

Bedroom 2 – 12'10" max x 10'4"

With window to front, ceiling lighting, power points and housing Baxi boiler.

Bedroom 3 – 9'0" x 7'3"

With window to front, ceiling lighting and power points.

OUTSIDE

Externals

The property enjoys off-street block-paved parking, all retained by raised planting and hedging, there is a separate rear access to;

South-Facing Rear Garden

Approximately 52ft in length, laid to garden areas with planting borders, apple tree, good sized patio area ideal for entertaining, further brick-built shed/workshop with lighting and power within, ideal for future home office environment or personal workshop, gated access to the rear.



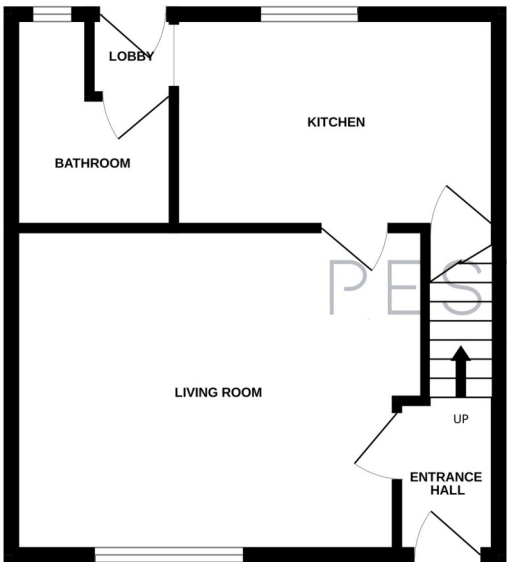
DETAILS

EPC

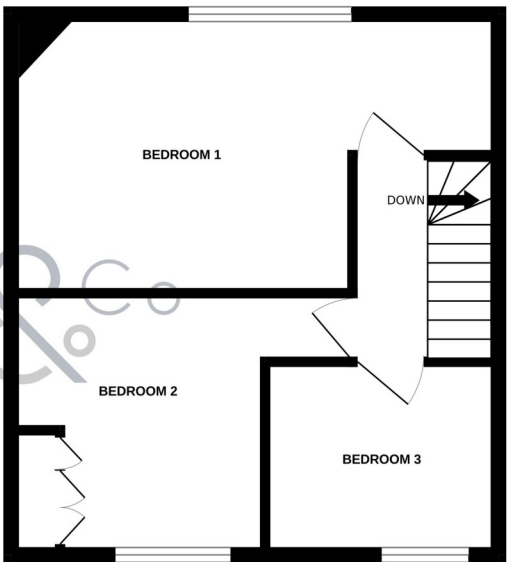
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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GENERAL REMARKS & STIPULATIONS

Franklin Avenue is located to the west side of **Cheshunt**. There is accessibility to both Cheshunt (1.5miles) and Cuffley (2.8 miles) train stations, which are both a short drive away (with local bus routes to both stations near to the property) and offer routes to London Liverpool Street & Moorgate Station. Cheshunt offers a range of excellent junior and secondary schools, with Bonneygrove Primary School & Goffs Academy Secondary School being walking distance from this property. Brookfield Farm Shopping Centre is within close proximity, supplying a variety of amenities, dining options and shops. The Lee Valley Nature Reserve is a short drive away also, which is a great option for a day out. The nearby M25/A10 offers vehicular travel to London, Cambridge, and Hertford.

DIRECTIONS



FULL PROPERTY ADDRESS

61 Franklin Avenue, Cheshunt, Waltham Cross, EN7 5EA

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Broxbourne Borough Council, Bishops College, Churchgate, Cheshunt, Waltham Cross, EN8 9XQ

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 25/06/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Interested in land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?