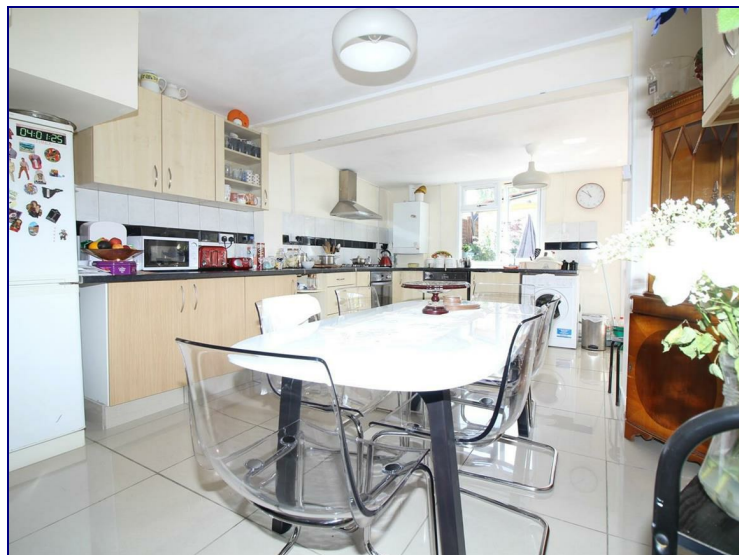


Franklin Avenue, West Cheshunt, EN7 5EA



Offers In Excess Of £425,000

Kings Group - Cheshunt are pleased to offer this beautifully presented THREE BEDROOM TERRACED HOUSE which is located in the ever popular WEST CHESHUNT within easy reach of the A10 / M25 and other good transport links. The property falls within the catchment areas of some of Cheshunt's most sought after schools including Bonneygrove Primary and Dewhurst St Mary's Primary schools. The accommodation comprises lounge, fitted kitchen, conservatory, three bedrooms and family bathroom. There is the added benefits of a double garage to the rear of the property and off street parking at the front for two vehicles. Internal viewing is recommended - call us today to book an appointment.

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Entrance

Porch to hallway. UPVC double glazed window to side aspect, double radiator, power points, tiled flooring. Doors to

Lounge

15'07 x 12'05 (4.75m x 3.78m)

UPVC double glazed window to front aspect, coving to ceiling, ceiling rose double radiator, TV point, telephone point, power points, feature gas fire place, tiled flooring.

Conservatory

18'08 x 8'03 (5.69m x 2.51m)

UPVC double glazed window to rear aspect, double radiator, power points, tiled flooring.

Kitchen

12'01 x 8'01 (3.68m x 2.46m)

UPVC double glazed window to rear aspect, coving to ceiling, range of base and eye level units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splash backs, integrated washing machine, integrated dishwasher, electric oven, gas hob, chimney style extractor, double radiator, power points, tiled flooring.

Bathroom

UPVC double glazed opaque window to rear aspect, coving to ceiling, tiled walls, three piece bathroom suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan, double radiator, tiled flooring.

First Floor Landing

Doors to

Bedroom One

16'10 x 10'07 (5.13m x 3.23m)

UPVC double glazed window to rear aspect, fitted wardrobes, double radiator, power points.

Bedroom Two

10'02 x 9'06 (3.10m x 2.90m)

UPVC double glazed window to front aspect, fitted wardrobes, double radiator, TV point, power points.

Bedroom Three

9'0 x 7'03 (2.74m x 2.21m)

UPVC double glazed window to front aspect, double radiator, power points.

Garden

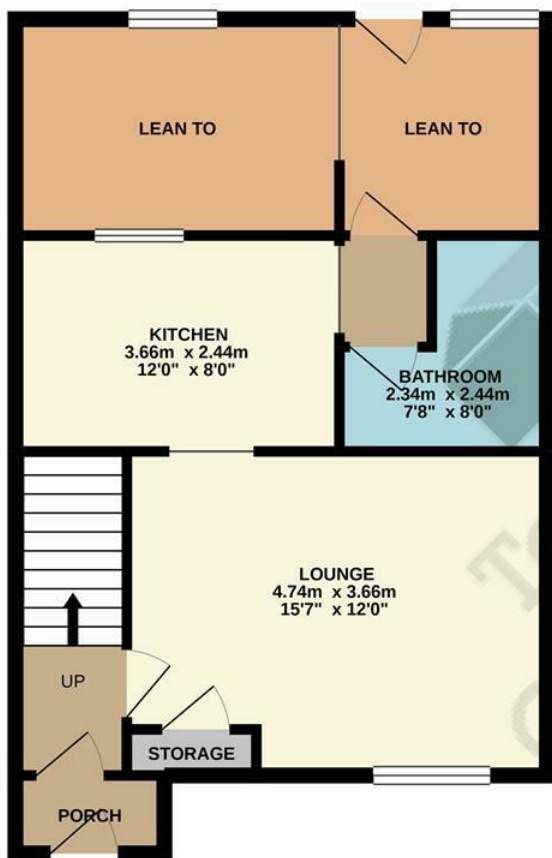
Paved with raised flower beds.

Garage

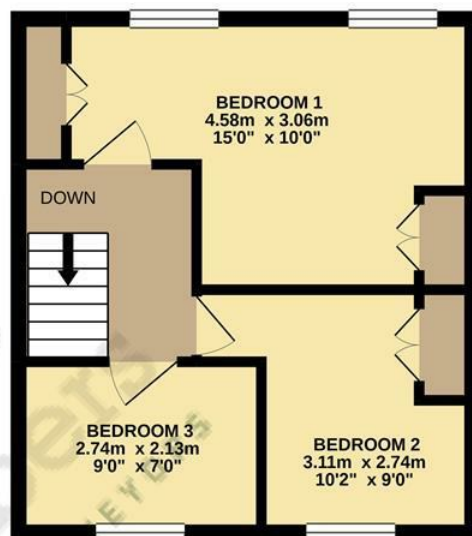
Double garage to rear.



GROUND FLOOR
52.7 sq.m. (567 sq.ft.) approx.



1ST FLOOR
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 82.4 sq.m. (887 sq.ft.) 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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