



Sheldon Close, EN7 6RH  
Cheshunt







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# Sheldon Close, EN7 6RH

Kings Group Cheshunt are delighted to offer this CHAIN FREE EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE located in the SOUGHT AFTER WEST CHESHUNT AREA !.

This spacious and bright family home is the ideal purchase for anyone looking for a beautiful family home, that offers all the extras a home needs for day to day life. Located in one of the areas most popular and desirable developments this property offers amazing links to some of the areas most popular and sought after schools, such as Flamstead End School (0.5 miles), Fairfield's Primary School and Nursery (0.6 miles), Goffs Academy (1 mile) and many more all within a short walk or drive away. In addition to the above Sheldon Close also benefits from having easy access to the A10 and M25, offering easy commute links into London and the surrounding areas. For public transport links there are local bus stops just a stones throw away offering routes in both directions, along with Cuffley Train Station and Cheshunt Station both being under 2 miles away offering direct lines into London.

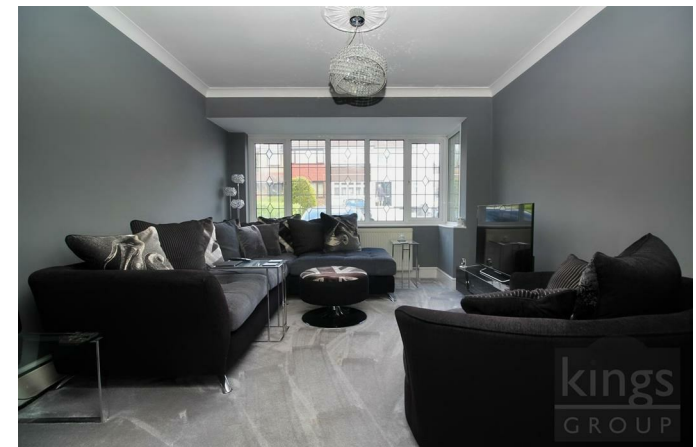
The property comprises of bright and spacious lounge/diner, extended fully fitted kitchen/diner that has bi-folding doors to the rear, creating a bright and fantastic space for the family. Off of the kitchen area there is a separate office room, there is also a ground floor WC to the front of the house. The first floor of the property includes four double bedrooms, Jack and Jill En-suite and the family bathroom. On the second floor you will find the extended loft space which now has a beautiful master bedroom that has its own private En-Suite. The exterior of the property has a low maintenance rear garden and a front driveway for up to three cars,

£689,500



- FIVE BEDROOM SEMI DETACHED HOUSE
- FREEHOLD
- EXTENDED TO REAR AND LOFT
- LARGE THROUGH LOUNGE
- EN-SUITE AND JACK AND JILL EN-SUITE

- CHAIN FREE
- IMMACULATE CONDITION
- BEAUTIFUL KITCHEN/DINER
- FIVE DOUBLE SIZED BEDROOMS
- CLOSE TO SOUGHT AFTER SCHOOLS







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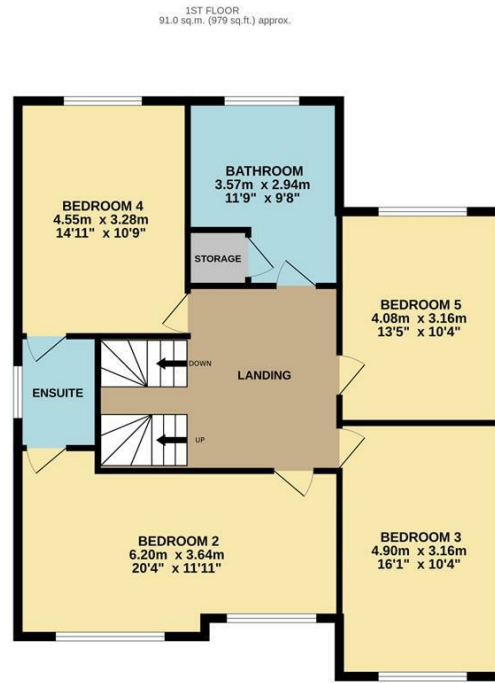
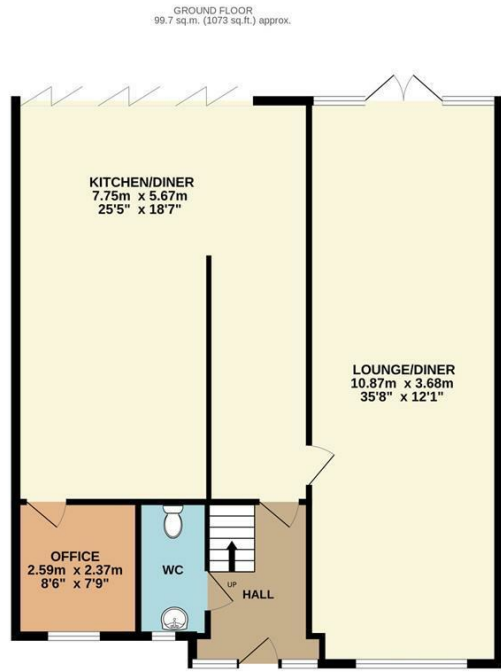
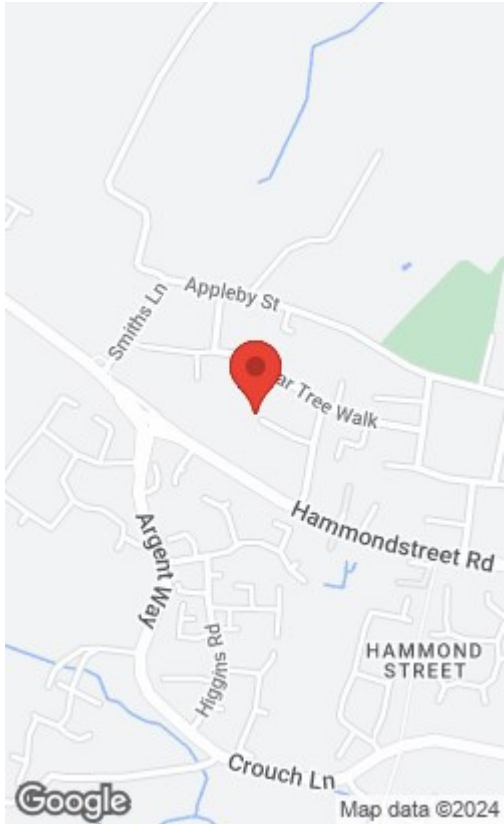






Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



TOTAL FLOOR AREA : 206.8 sq.m. (2226 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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