KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



46 Benedictine Gate

Cheshunt, EN8 0XB

Price £379,995

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** NO UPWARD CHAIN ** Kirby Colletti are delighted to offer this TWO BEDROOM SEMI DETACHED HOUSE with excellent potential to extend. Situated within this popular location within easy reach of the Cheshunt Railway Station, A10/M25 Road Links and walking distance of Lea Valley Regional Park, Hertford Regional College, The Brookfield Retail Park with its comprehensive shopping facilities.

The property benefits from Lounge, Fitted Kitchen, uPVC Double Glazing, Bathroom/W.C, Garage, 50ft West Facing Rear Garden , Garage and Off Street Parking.

- CHAIN FREE
- IN NEED OF MODERNISATION
- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- 50ft WEST FACING REAR GARDEN
- GARAGE & PARKING TO SIDE
- CLOSE TO BROOKFIELD FARM RETAIL PARK
- SHORT WALK TO LEA VALLEY PARK & C R STATION







ACCOMMODATION

ENTRANCE HALL
9'8 x 5'9 (2.95m x 1.75m)
Stairs up to first floor

LOUNGE
13'6 x 12 (4.11m x 3.66m)
Rear aspect uPVC double glazed double doors.

KITCHEN
9'6 x 5'10
Front aspect uPVC double glazed window. Range of wall land base units. Space for fridge/ freezer. Cooker point and plumbing for washing machine . Gas warm air boiler.

FIRST FLOOR LANDING

BEDROOM 1
Rear aspect uPVC double glazed window.

BEDROOM 2
Front aspect uPVC double glazed window. Built in wardrobe. Built in cupboard.

BATHROOM/W.C
5'10 x 6'8 (1.78m x 2.03m)
Side aspect uPVC double glazed window. Panel enclosed bath. Low level W.C. Pedestal wash hand basin

OUTSIDE

FRONT GARDEN
Small lawn to front with driveway to side leading to:

GARAGE
16'9 x 8'2 (5.11m x 2.49m)
Up and over door. Door to rear garden.

REAR GARDEN
Approx. 50 ft deep. West facing. Paved patio, laid to lawn with flower and shrub borders.


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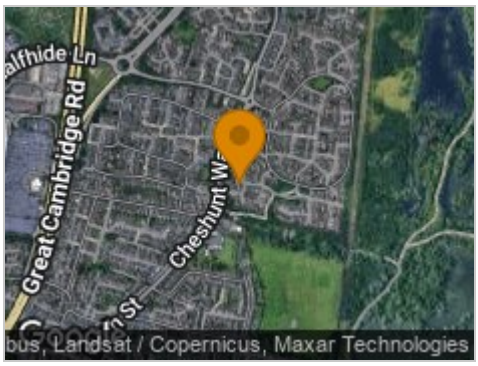
Road Map



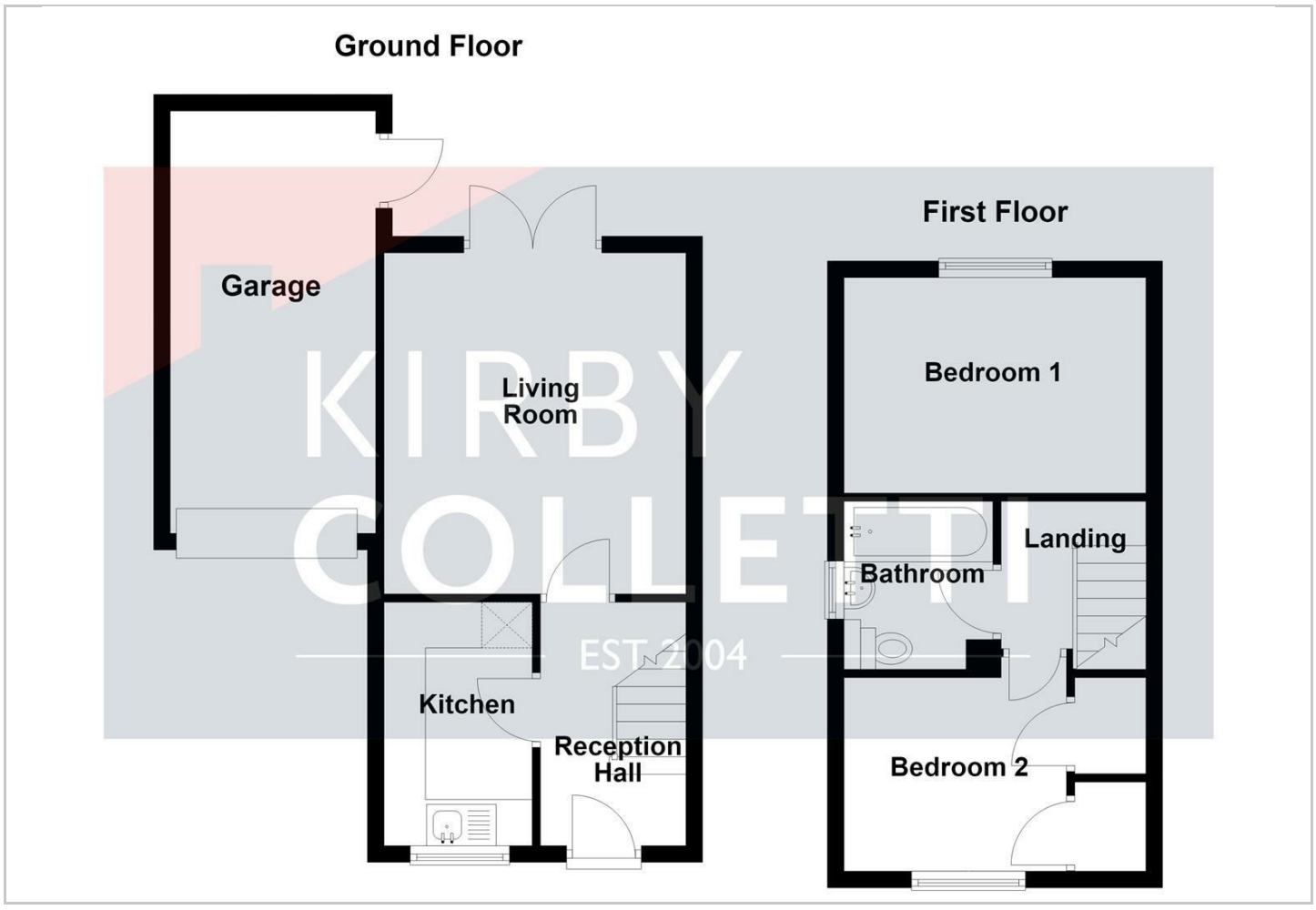
Hybrid Map



Terrain Map



Floor Plan

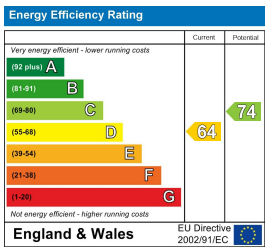


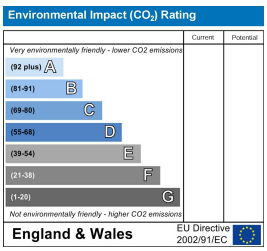
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph





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