



JR Sales & Lettings

**Kingsmead  
Cheshunt**



**£385,000  
Freehold**

## Chain Free – Three Bedroom End of Terrace with Garage, Driveway & Garden

This chain free three-bedroom end of terrace house, with garage and own driveway, sits on a good-sized plot and offers an excellent opportunity for modernisation. The property benefits from a spacious through lounge/dining room, kitchen, gas central heating with an updated boiler, and double glazing.

Upstairs provides three bedrooms and a family bathroom. Outside, the property enjoys a generous rear garden, ideal for family use and further potential (subject to planning).

Perfectly located close to Cheshunt High Street, Cheshunt BR station, well-regarded schools, and Brookfield Farm shopping facilities, with excellent road links via the A10 and M25. A superb chance for buyers to create their own home in a sought-after area.

- **Chain free three-bedroom end of terrace house**
- **Garage and own driveway providing off-street parking**
- **Good-sized rear garden with further potential (STPP)**
  - **Excellent opportunity for modernisation**
  - **Spacious through lounge/dining room**
    - **Separate kitchen**
  - **Gas central heating with updated boiler**
    - **Double glazing throughout**
- **Three bedrooms and family bathroom upstairs**
- **Conveniently located near Cheshunt High Street, Cheshunt BR station, schools, Brookfield Farm shopping facilities, with A10/M25 road links close by**

### Front

Driveway parking space to the front. Path to the front door. Laid lawn. Side access.

### Entrance

UPVC opaque double glazed entrance door to the:-

### Hallway

Radiator. Stairs to the first floor. Opaque glazed door to the:-

### Through Lounge/Dining Room

Dual aspect with double glazed windows to the front and rear. Two radiators. Door to the:-

### Kitchen

Double glazed window and door to the rear. Wall mounted Worcester Bosch boiler. Built in cupboard under stairs. Range of wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Space for gas cooker. Space and plumbing for washing machine. Space for tall fridge freezer. Tiled splash backs. Radiator.

### First Floor Landing

Access to loft space. Built in airing cupboard. Doors to:-

### Bedroom 1

Double glazed box bay window to the front. Radiator. Fitted wardrobe.

### Bedroom 2

Double glazed window to the rear. Radiator.

### Bedroom 3

Double glazed window to the front. Radiator.

### Family Bathroom

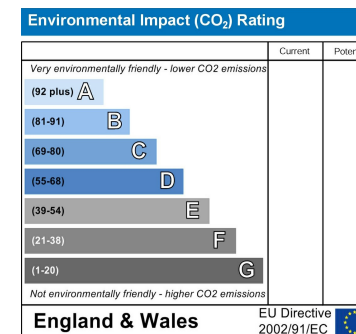
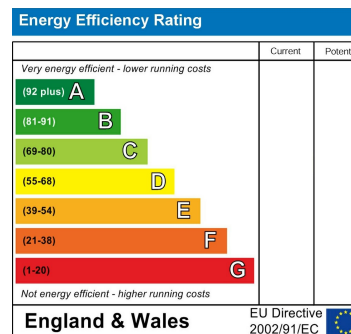
Opaque double glazed window to the rear. Pedestal wash hand basin. Low flush W.C. Panel bath with mixer tap and shower attachment. Part tiled walls. Radiator.

### South West Facing Rear Garden

Laid lawn with mature shrub and flower borders. Side access.

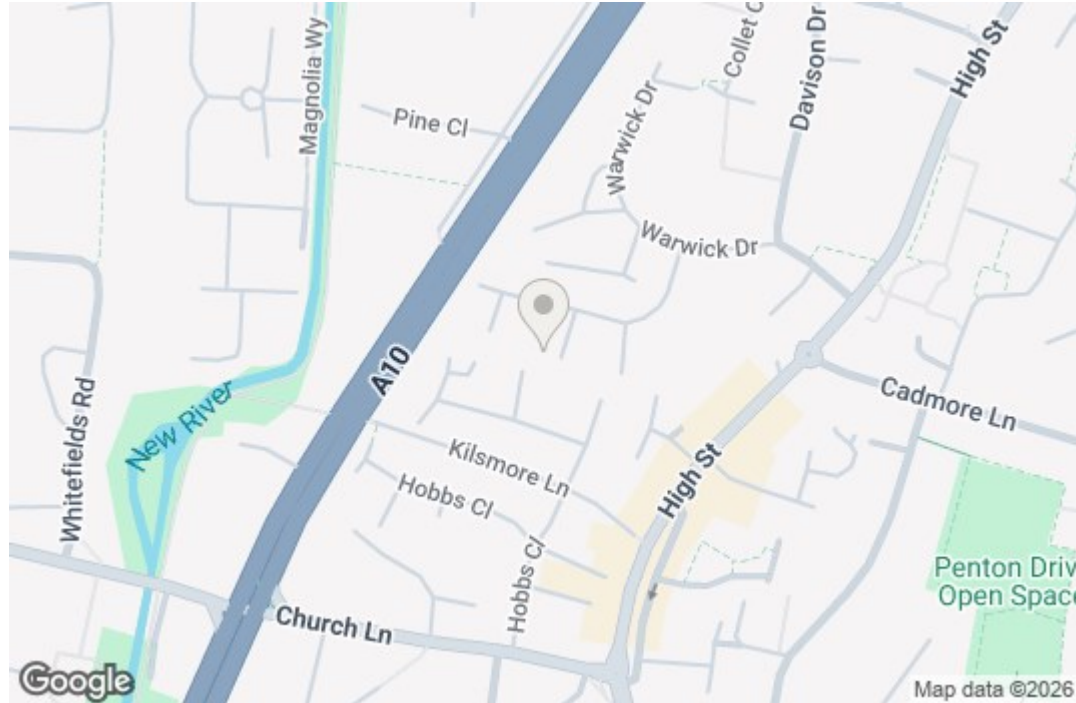
### Garage

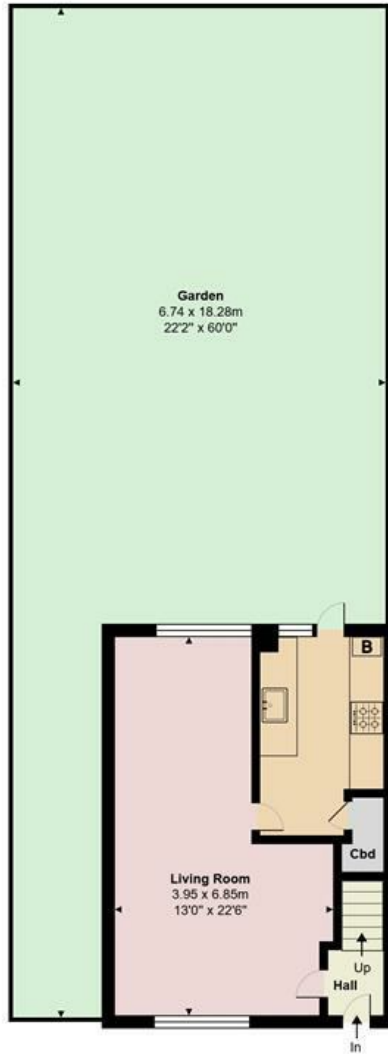
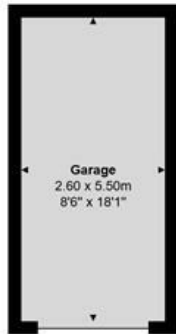
Up and over door.



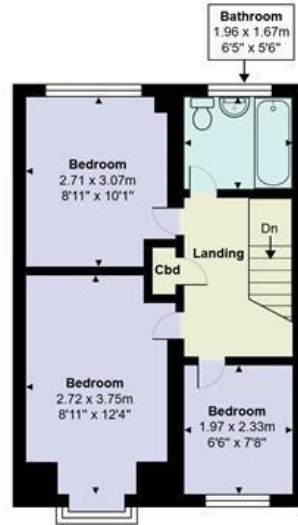








**Ground Floor**  
Area: 33.3 m<sup>2</sup> ... 358 ft<sup>2</sup>



**First Floor**  
Area: 35.0 m<sup>2</sup> ... 377 ft<sup>2</sup>



**Kingsmead, Cheshunt, EN8 0EG**

Total Area: 82.6 m<sup>2</sup> ... 889 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only