



## Fourfields Rosedale Way

Cheshunt EN7 6HR

**Price £550,000**



We are pleased to offer Plots 10 and 11 at Fourfields, a pair of newly built three-bedroom semi-detached homes, finished to a high standard and situated within this attractive new development in Cheshunt. Plot 11 is a handed (mirror-image) version of Plot 10.

Designed for modern living, the homes provide well-balanced accommodation with contemporary finishes and excellent energy efficiency throughout. Each property features a modern kitchen with laminate worktops and integrated appliances, alongside stylish bathrooms fitted with thermostatic showers and chrome heated towel rails.

Further benefits include UPVC double glazing, composite front doors, mains-powered smoke alarms, TV and data points, and energy-efficient air source heat pump heating. Externally, the properties enjoy turfed rear gardens with patio areas, 1.8m boundary fencing, off-street parking and a detached garage.

Ideally located close to local schools, amenities and transport links, these homes present an excellent opportunity to purchase a high-quality new build in a well-established residential area.



## FOURFIELDS CHESHUNT



### **Kitchen/Diner**

18'7" x 12'8" (5.68 x 3.87)

### **Living Room**

10'4" x 16'6" (3.15 x 5.04)

### **WC**

7'0" x 3'11" (2.15 x 1.20)

### **Bedroom One**

10'6" x 12'0" (3.21 x 3.68)

### **En-Suite**

8'8" x 4'0" (2.66 x 1.24)

### **Bedroom Two**

10'6" x 12'0" (3.21 x 3.67)

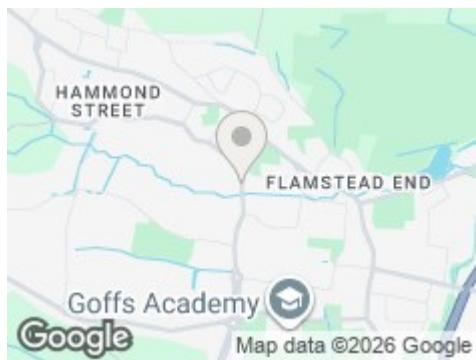
### **Bedroom Three**

7'8" x 11'5" (2.36 x 3.49)

### **Bathroom**

7'8" x 6'4" (2.36 x 1.95)

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		