



76, College Road, Cheshunt

EN8 9NN

Price Guide £525,000



[stevenoates.com](https://www.stevenoates.com)



76 College Road, Cheshunt, Herts, EN8 9NN

Situated in a popular and convenient location, within easy reach of Cheshunt High Street's excellent range of shops, amenities and transport links into London, this extended three-bedroom home offers approximately 1,036 sq ft of well-arranged accommodation over two floors. The ground floor opens into a spacious entrance hallway, providing access to the dining room, which leads through to the lounge and open-plan kitchen/diner. A convenient ground-floor cloakroom completes this level, along with stairs rising to the first-floor landing. Upstairs, the property offers three bedrooms and a family bathroom. Externally, there is off-street parking to the front, while the low-maintenance rear garden provides access to the garage. The garage has been thoughtfully converted to provide a storage area together with a versatile additional room, ideal for use as a home office, gym or hobby space. Offered with no onward chain, this property is well worth viewing. Call today to arrange your appointment.

Situated in a popular residential area of Cheshunt, College Road is conveniently positioned for a range of local shops, schools and everyday amenities. Cheshunt railway station provides regular services towards London Liverpool Street and Stratford, making the area well suited to commuters, while the A10 and M25 offer excellent road connections. A selection of parks, green spaces and leisure facilities can also be found nearby, making this a convenient and well-connected location for families and professionals alike.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

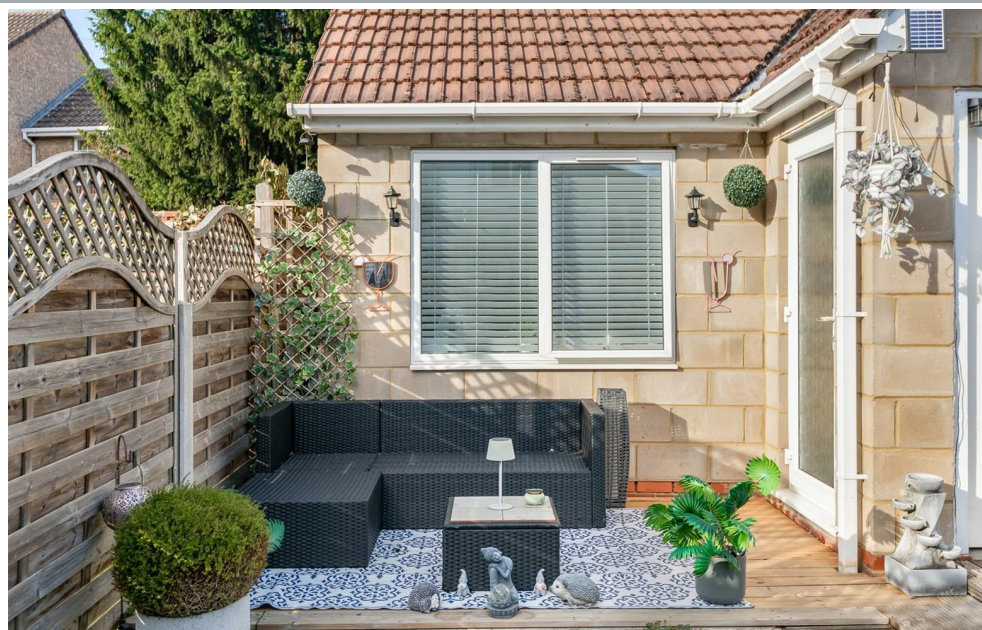




70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area 1036 sq ft - 97 sq m
(Excluding Garage)**

Ground Floor Area 598 sq ft – 56 sq m

First Floor Area 438 sq ft – 41 sq m

Garage Area 242 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com