



63 Longfield Lane, Cheshunt

£475,000 Freehold

Good size 3 Bedroom Home • A Mix Of Character Features and Modern Charm • 3 Well Proportioned Bedrooms • Spacious Open Plan Lounge/ Diner • Charming Shaker Style Kitchen • Garden With Mature tree/ Shrubbery • Short Drive to Either Cheshunt Or Cuffley Train Stations • Convenient For The Brookfield Shopping Centre



Entrance Hallway

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)

Dining Room

12' 8" x 11' 10" (3.87m x 3.61m)

Kitchen

15' 10" x 14' 3" (4.83m x 4.34m)

Bathroom

Stairs To First Floor

Bedroom 1

11' 6" x 10' 11" (3.51m x 3.33m)

Bedroom 2

12' 9" x 7' 10" (3.89m x 2.39m)

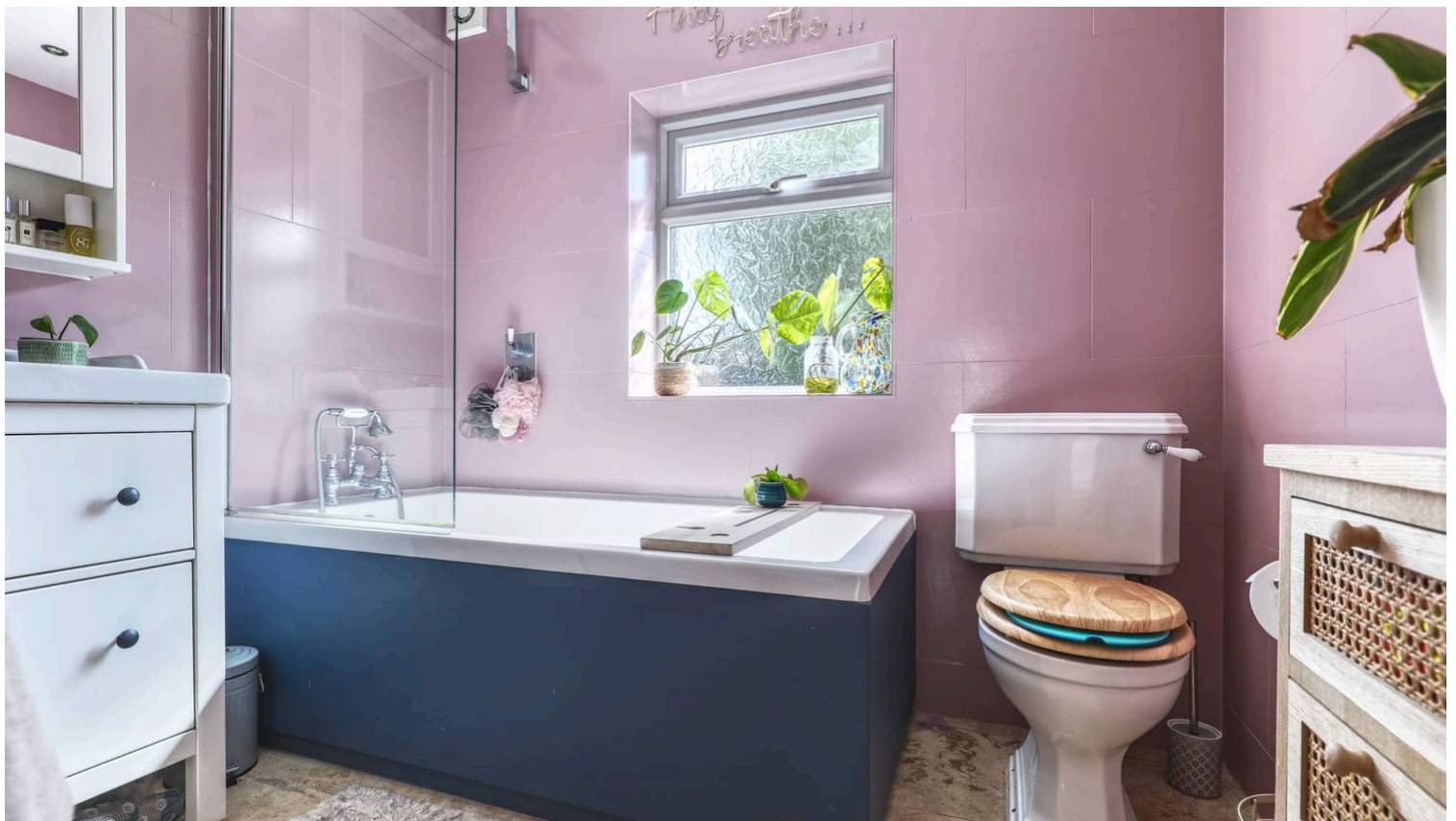
Bedroom 3

10' 11" x 8' 6" (3.33m x 2.59m)

Shower Room

Agents Notes

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are





Keith Ian are pleased to offer for sale this beautifully presented three-bedroom, two-bathroom terraced house which blends timeless period charm with modern features.

Council Tax band: D


Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

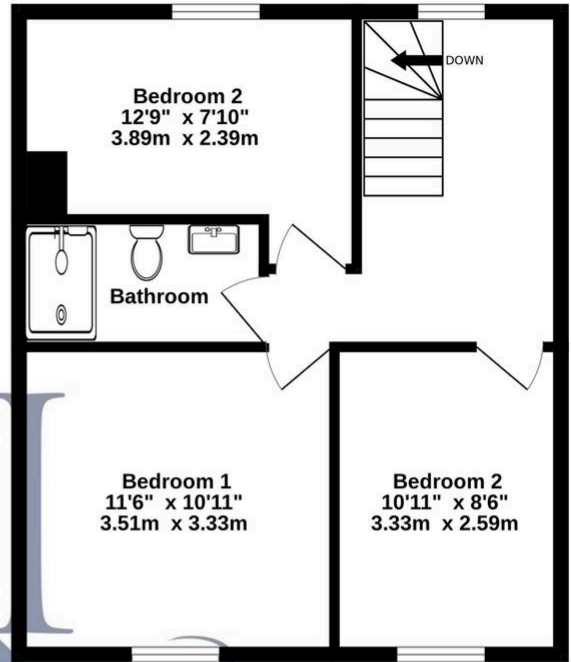
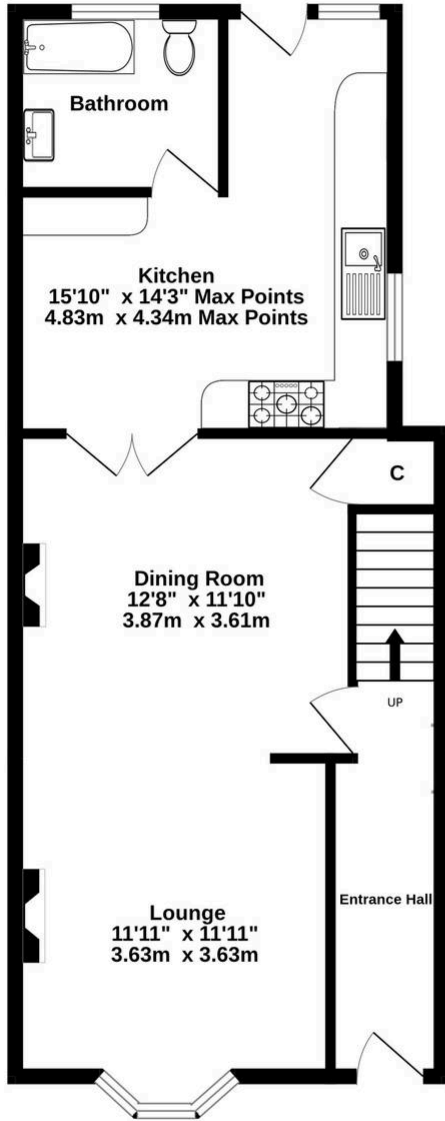




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Ground Floor
613 sq.ft. (56.9 sq.m.) approx.

1st Floor
488 sq.ft. (45.4 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) 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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