



**Bullwell Crescent
Cheshunt**



£2,250 Per month

Presenting a Large 3 bed family home situated within close proximity of Zone 8 Cheshunt British Rail station & The Old Pond shopping & leisure facilities. Benefits include, Car Port to the rear, Large ground floor wet room, Kitchen breakfast room with separate dining room. Recently redecorated and recarpeted.

Available immediately, Offered unfurnished

PLEASE NOTE: Applicants must be able to meet the referencing and affordability criteria required by our referencing provider.

Household income must be at least 30x the monthly rent (e.g. £1,000 pcm requires a minimum household income of £30,000 per annum). Income may be derived from employment, self-employment, pensions, Universal Credit, other benefits, or a combination of verifiable income sources, subject to the referencing provider's assessment criteria.

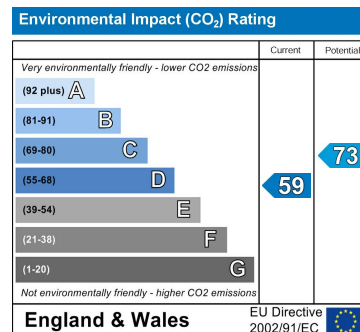
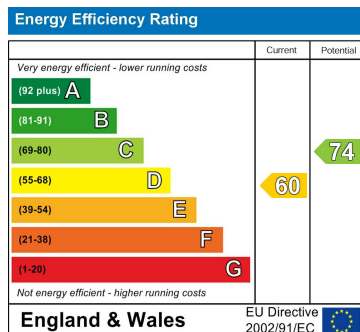
Applicants will be subject to credit checks and referencing.

If a guarantor is required, their income must typically be at least 36x the monthly rent.

Self-employed applicants may be required to provide SA302s, tax returns or company accounts.

- **Recently redecorated and re-carpeted throughout**

- **DOUBLE GLAZED**
- **GAS CENTRAL HEATING**
- **3 BEDROOMS**
- **KITCHEN BREAKFAST ROOM**
- **SEPARATE DINING ROOM**
- **LARGE GROUND FLOOR WETROOM**
- **CAR PORT TO REAR**
- **UPSTAIRS BATHROOM**
- **LOUNGE**



DOUBLE GLAZED OPAQUE SLIDING DOOR TO PORCH

PORCH

Double glazed opaque door to

LOUNGE

17'5 max x 15'6 max

Double glazed window to front, Double radiator, Stairs to first floor with storage cupboard under. Newly fitted carpet. Coving to ceiling. Door to kitchen, open to Breakfast room.

KITCHEN BREAKFAST ROOM

8'3 x 17'5

Double Radiator. Coving to ceiling. Range of fitted wall and base units incorporating stainless steel sink and drainer with mixer tap. Gas hob with extractor fan over. Electric oven. Washing machine, free standing Fridge freezer. Tiled Splashbacks. Extractor fan. Open to:

DINING ROOM

9'11 x 10'6

Double glazed sliding door to garden. Newly fitted carpet. Double radiator. Door to

LARGE WET ROOM

10'6 x 5'4

Opaque double glazed window to rear. Double radiator. Extensively tiled walls and floor. Extractor fan. Suite comprising: Low flush WC, Pedestal wash hand basin and shower with mixer tap.

FIRST FLOOR

LANDING

Access to loft. Newly fitted carpet. Doors to

BEDROOM 1

12'10 x 10

Double glazed window to front. Double radiator. Newly fitted carpet

BEDROOM 2

11'0 x 10'6

Double glazed window to rear. Radiator. Airing cupboard housing boiler. Newly fitted carpet

BEDROOM 3

7'1 x 6'9

Double glazed window to front Radiator. Newly fitted carpet

BATHROOM

Opaque double glazed window to the rear. Radiator. Part tiled walls. Suite comprising: Pedestal wash hand basin, low flush WC, Panel bath with mixer tap and shower attachment over.

OUTSIDE

REAR

Paved Patio Area with mature shrubs. Astro Turf lawn. Outside Tap. Rear access via Carport with parking for one.







