



Harkness, Cheshunt

£425,000 Freehold

Private West Facing Garden with Rear Access • Modern Kitchen • Bright and Airy Living Spaces • Elegant Modern Bathroom • Spacious Bedrooms with Ample Natural Light • Attractive Front garden with Paved Pathway • West Cheshunt • Downstairs W/C



Accommodation Comprises:

Hallway

Lounge

12' 1" x 12' 9" (3.68m x 3.89m)

Kitchen/Diner

7' 5" x 19' 0" (2.26m x 5.80m)

W/C

Landing

Bedroom 1

10' 3" x 12' 3" (3.12m x 3.73m)

Bedroom 2

10' 2" x 10' 10" (3.10m x 3.30m)

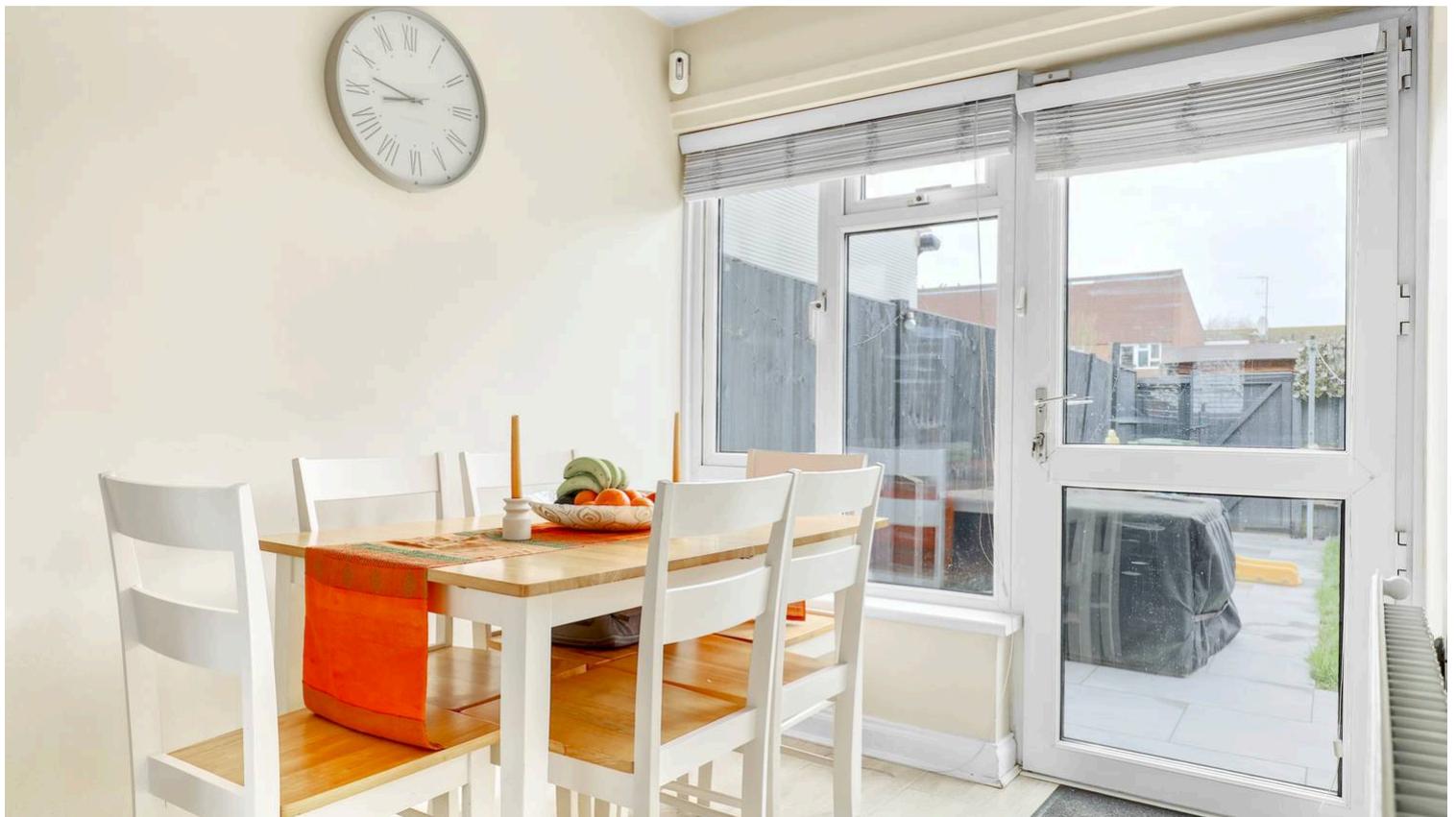
Bedroom 3

7' 4" x 10' 1" (2.24m x 3.07m)

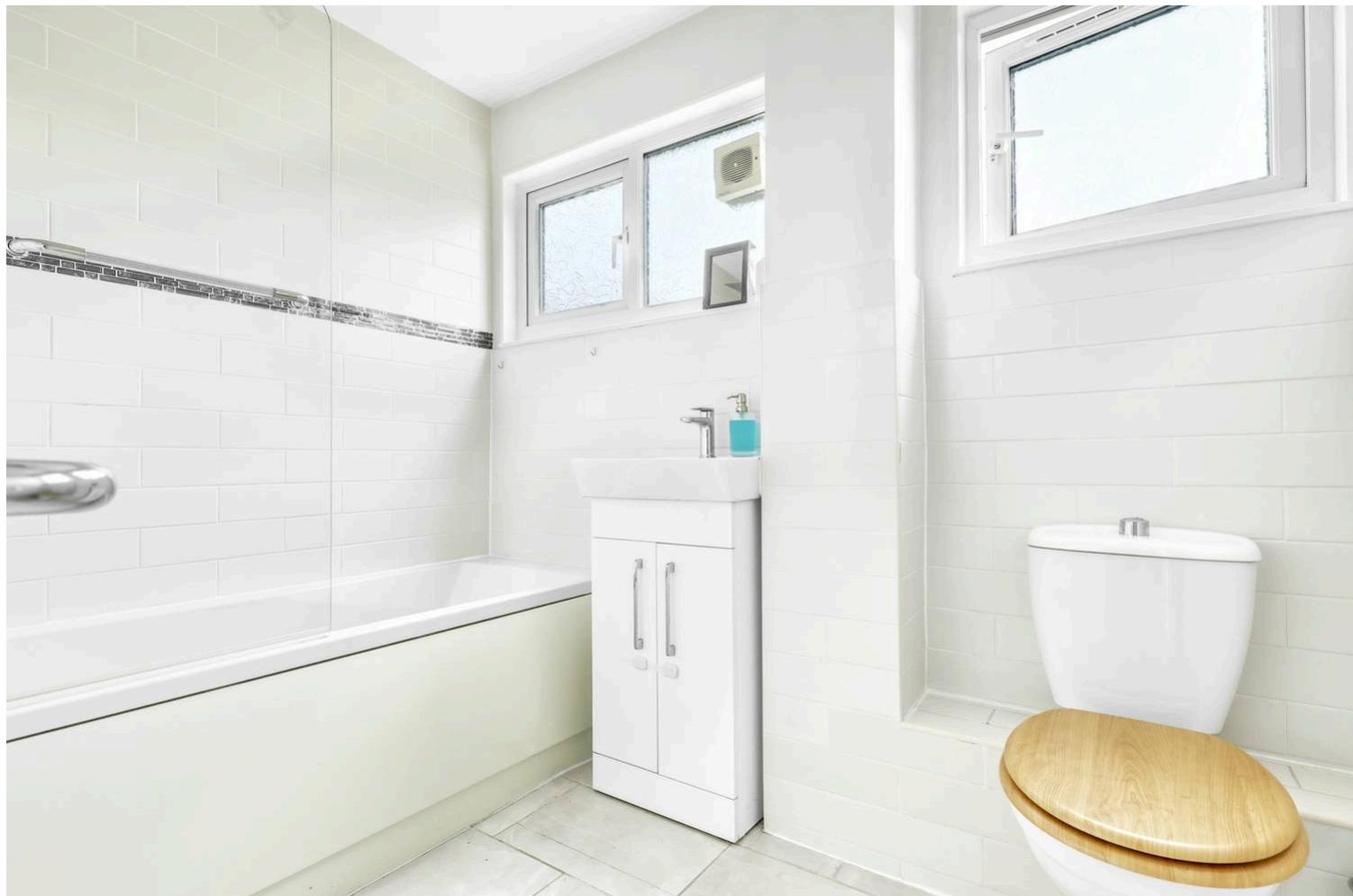
Bathroom

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.







Keith Ian are excited to bring to market this well-presented three-bedroom terraced home offering a practical and versatile layout suited to families, first-time buyers, and professionals. The property benefits from bright interiors, modern finishes, useful storage throughout, rear access, and off-street parking making it a convenient and functional home for modern living.

The ground floor provides a welcoming entrance hallway leading to a spacious living area and a well-appointed kitchen with adjoining dining space overlooking and providing direct access to the rear garden. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom. Externally, the property features a low-maintenance front garden, a private rear garden ideal for outdoor use, a storage shed, and the added advantages of rear access and off-street parking.

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance.

Council Tax band: C

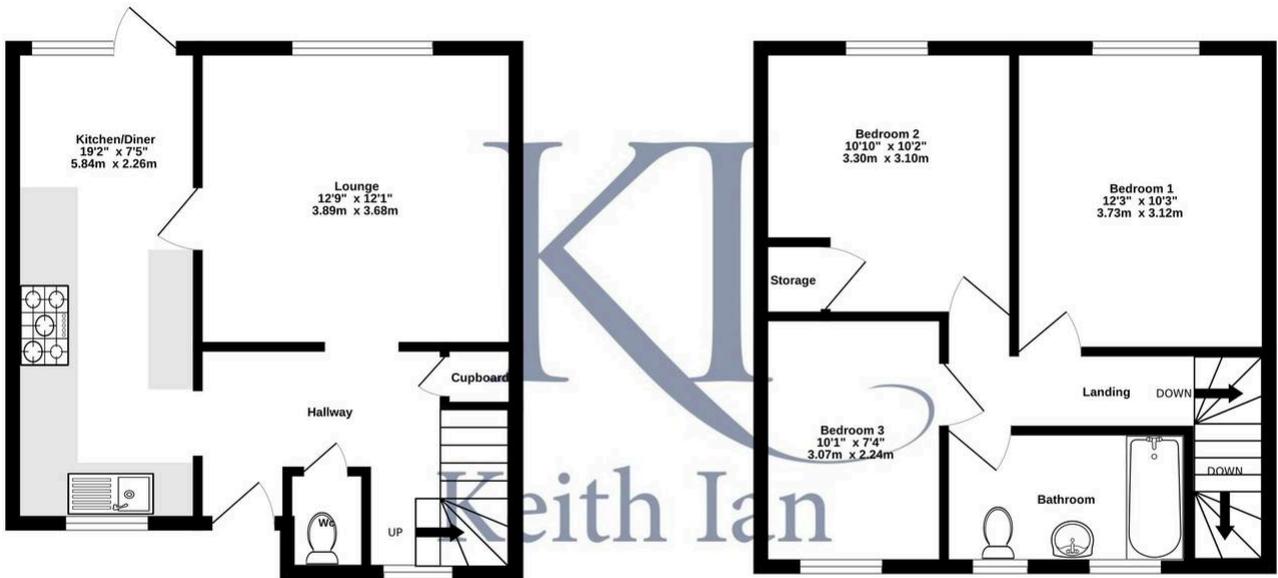
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Ground Floor
405 sq.ft. (37.6 sq.m.) approx.

1st Floor
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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