



## Fourfields Rosedale Way

Cheshunt EN7 6HR

**Price £650,000**



We are delighted to present Plots 14 and 15 at Fourfields, a pair of newly built four-bedroom detached homes finished to an exceptional standard and located within this attractive new development in Cheshunt. Plot 15 is a handed (mirror-image) version of Plot 14.

Designed with modern family living in mind, the properties offer well-proportioned accommodation, contemporary finishes and excellent energy efficiency throughout. Each home features a stylish kitchen with laminate worktops and integrated appliances, alongside modern bathrooms and en-suites fitted with thermostatic showers and chrome heated towel rails.

Additional features 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 for local schools, amenities and transport links, these homes provide an excellent opportunity to purchase a brand-new family property in an established residential area.



## Site Plan

Computer generated image is indicative only.



### Kitchen/Diner

25'3" x 13'6" (7.72 x 4.13)

### Living Room

16'1" x 12'9" (4.91 x 3.90)

### Utility Room

8'1" x 5'4" (2.48 x 1.65)

### WC

3'8" x 5'4" (1.13 x 1.65)

### Bedroom One

10'6" x 12'9" (3.22 x 3.90)

### En-Suite

5'6" x 9'10" (1.70 x 3.02)

### Bedroom Two

8'7" x 14'0" (2.64 x 4.29)

### Bedroom Three

8'4" x 10'0" (2.55 x 3.06)

### Bedroom Four

7'1" x 14'0" (2.17 x 4.29)

### Bathroom

8'4" x 6'5" (2.55 x 1.96)

Tel: 01992471888

## 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		