Downfield Road
Central Cheshunt

JR Sales & Lettings

£420,000
Freehold

This well-located three-bedroom semi-detached home is ideally positioned between Cheshunt and Theobalds Grove train stations, offering excellent transport links alongside easy access to local schools, shops, and amenities, including the popular Old Pond shopping area. The accommodation comprises a bright through lounge/dining room, kitchen, entrance hallway, and a useful lean-to garden room. Upstairs, there are three well-proportioned bedrooms and a shower room.

The property benefits from gas central heating and double glazing throughout and, while it would benefit from some updating, offers excellent potential for buyers to personalise to their own taste. Externally, there is a semi-secluded rear garden with artificial lawn and a brick-built shed, creating a low-maintenance outdoor space ideal for relaxing or entertaining. An excellent opportunity for families and commuters alike.

- **Three-bedroom semi-detached house**
- **Conveniently located between Cheshunt and Theobalds Grove stations**
- **Close to Old Pond shopping facilities and local amenities**
- **Through lounge/dining room**
- **Kitchen, hallway, and lean-to garden room**
- **Three good-sized bedrooms**
- **Shower room to the first floor**
- **Gas central heating and double glazing**
- **In need of some updating, offering scope to personalise**
- **Semi-secluded rear garden with artificial lawn and brick-built shed**

Entrance
Double glazed opaque UPVC entrance door to a:-

Storm Porch
Leaded light window. Carriage lights. Opaque glazed hardwood door to the:-

Hallway
Stairs to the first floor with storage cupboard under housing consumer unit. Built in cloaks cupboard. Coving to ceiling. Wrought iron balustrade. Doors to:-

Lounge
Double glazed window to the front. Radiator. Moulded coving to ceiling. Feature gas real flame effect fireplace with wooden surround and tiled hearth. French opaque glazed doors to the:-

Dining Room
Laminate wooden floor. Moulded coving to ceiling. Radiator. Patio sliding doors to rear lean too.

Kitchen
Double glazed window to the side. Moulded coving to the ceiling. Wall and base fitted units in white with sparkly laminate worksurfaces over incorporating a 1 1/2 bowl composite sink with mixer tap and drainer. Plumbing and space for washing machine. Space for cooker with extractor fan over. Tiled splash backs. Glazed window and door to the rear.

Lean To
Two pairs of double glazed French doors to the garden. Window to the side. Double radiator. Laminate wooden floor. Utility area with fridge and freezer and fitted unit.

Garden
Patio paved area. Shrub and flower borders. Astro turf lawn. Brick built shed. Side access via a wrought iron gate. Water tap. Metal shed.

First Floor
Access to part boarded loft space with a pull down ladder. Coving to ceiling. Doors to:-

Bedroom 1
Double glazed window to the front with coloured leaded light fan light. Radiator. Fitted wardrobes and dressing table. Moulded coving to ceiling. Wall lights. Built in airing cupboard housing immersion cylinder and a recently fitted Worcestor Bosch boiler.

Bedroom 2
Double glazed window to the rear. Fitted wardrobe. Radiator. Moulded coving to ceiling.

Bedroom 3
Double glazed window to the front with coloured leaded light fan light. Radiator.

Family Bathroom
Double glazed window to the rear. Suite comprising of a low flush W.C. Pedestal wash hand basin. Tile enclosed shower cubicle with Triton electric shower. Extensively tiled walls. Fitted mirror. Vinyl tiled floor.

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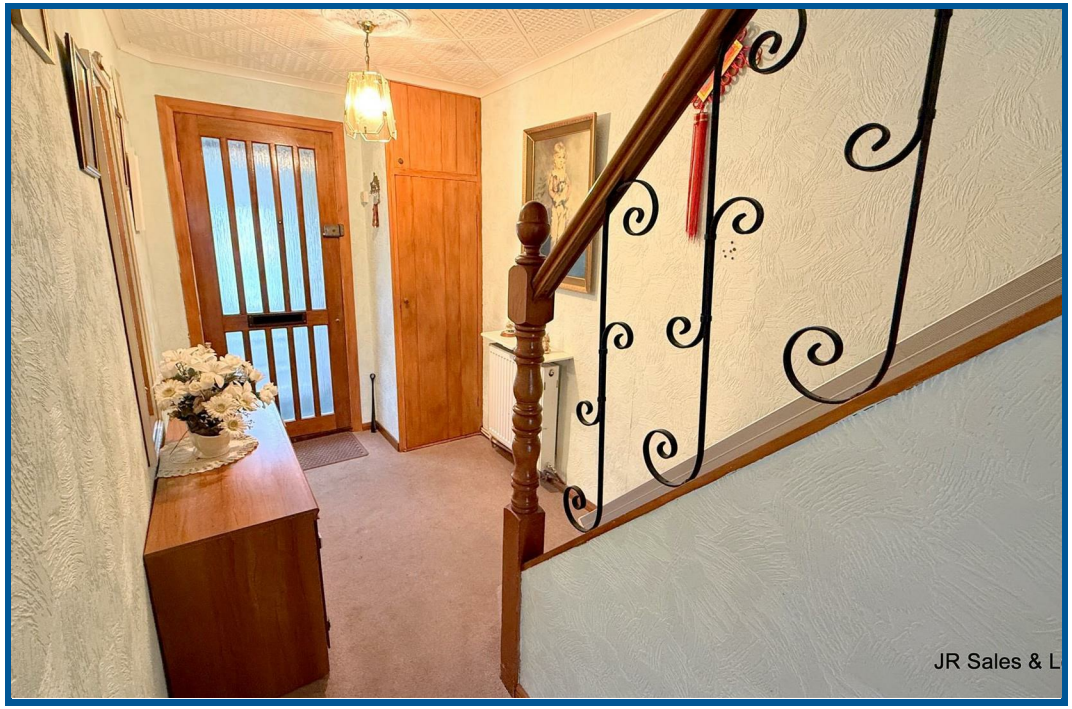
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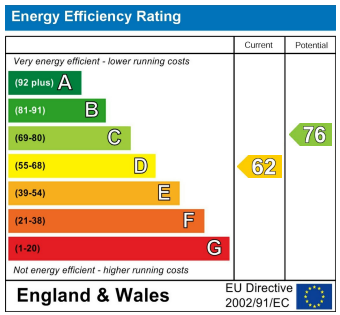
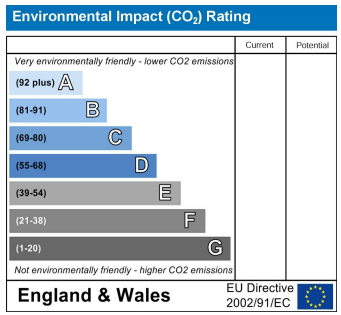
Downfield Road, Cheshunt, EN8 8SP

Total Area: 94.9 m² ... 1022 ft²

All measurements are approximate and for display purposes only