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## Stains Close, Cheshunt, Hertfordshire EN8 9JJ

**£450,000 Freehold**

- Chain Free
- Garage & Driveway
- Large Workshop in rear garden
- South Facing Garden
- Semi Detached family home
- Downstairs Shower Room and upstairs Bathroom
- Three Double Bedrooms
- Close to Cheshunt British Rail Station/A10 and local amenities

**\*CHAIN FREE THREE BEDROOM SEMI DETACHED FAMILY HOME\* \*OFFERS IN EXCESS OF £450,000\***

Extremely spacious three double bedroom semi detached family home with large reception room and kitchen/diner, garage and driveway for several vehicles with the potential to remodel. The property also benefits from a downstairs shower and upstairs bathroom, south facing gardens and a generous workshop to the rear garden. This home is located close to all amenities, A10/M25 road links, and Cheshunt British Rail Station.





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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Ground Floor**

**First Floor**



**Staines Close, Cheshunt, EN8 9JJ**

Approximate Gross Internal Floor Area : 106.60 sq m / 1147.43 sq ft

(Excluding Workshop / Including Garage)

Workshop Area : 24.0 sq m / 258.33 sq ft

Garage Area : 12.90 sq m / 138.85 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.