

FOR SALE

£459,950 Freehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

**22 Kingsmead, Cheshunt,  
Hertfordshire. EN8 0EG**

## ABOUT THE PROPERTY

Woodhouse are pleased to offer this lovely 3-bedroom End-terrace situated in this quiet cul-de-sac close to plenty of amenities. Well-presented and well-cared for throughout, this is ideal for any family / first-time buyer wishing to move to this quiet cul-de-sac.

The welcoming hallway leads to a Lounge-Diner, Conservatory & modern Kitchen. To the 1st floor there are the 3 x Bedrooms (all with built-in bedrooms) and Family Bathroom. Externally to the front, you have off-street parking with both lawn and paved pathway leading to front door. There is a side gate access leading into the low maintenance rear garden which has decking seating area shed and outside tap.

Kingsmead is a cul-de-sac conveniently located between the amenities of Cheshunt and Broxbourne.. You are in walking distance not only to the shops & eateries of the High Street but also Brookfield Centre with all of its amenities there. For road links, the A10 / M25 are minutes away. Both Broxbourne and Cheshunt Stations take you directly into Liverpool Street (the latter as quick as 20 minutes). You can walk to the station in approx 25 minutes. There are a choice of highly-regarded schools in the neighbourhood.

VIRTUAL TOUR AVAILABLE - Use it to glide through this home, (and please try the brand new AI button that removes all the furniture so you see the house 'empty'). Contact Woodhouse today to come and see for yourself what this inviting home has to offer you and your family! Viewings available 7 days a week.

Location: - Brookfield Farm Shopping centre is close by, as well as local amenities and schooling both primary and secondary.

## FEATURES

- Virtual Tour available
- Beautifully-presented Family Home
- 3-Bedroom End-Terrace
- Lounge + Conservatory
- West-facing Garden
- Driveway
- Quiet cul-de-sac
- Walking distance to Cheshunt Station
- Popular schools at hand
- High Street / Brookfield shops & eateries nearby
- Close to the A10 & M25
- Viewings 7 Days a Week



## ROOM DESCRIPTIONS

### Layout

Entrance: - Front door opening to:

Hallway: - Door to through lounge, wood laminate flooring, radiator, stairs to first floor landing.

Lounge/Diner: -

Coving to ceiling, wood laminate flooring, upvc double glazed window to front aspect, tv socket, dado rail, door to kitchen, double doors leading into conservatory.

Kitchen: -

Range of eye and base level units, built in double oven, hob and extractor, integrated fridge freezer, washing machine and dishwasher, tiled flooring, radiator, ceiling spot lights, one and quarter bowl stainless steel sink drainer unit with mixer taps, single door opening to conservatory.

Conservatory: -

tiled flooring, double doors into rear garden.

Bedroom 1: -

Ceiling spot lights, built in wardrobes, radiator, upvc double glazed window to front aspect.

Bedroom 2: -

Coving to ceiling, wood laminate flooring, radiator, built in wardrobes, upvc double glazed window to rear aspect.

Bedroom 3: -

Built in wardrobe, upvc double glazed window to front aspect.

Bathroom: -

3-piece comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower attachment, ceiling spot lights, tiled flooring, upvc double glazed frosted window to rear aspect.

Outside to the front: -

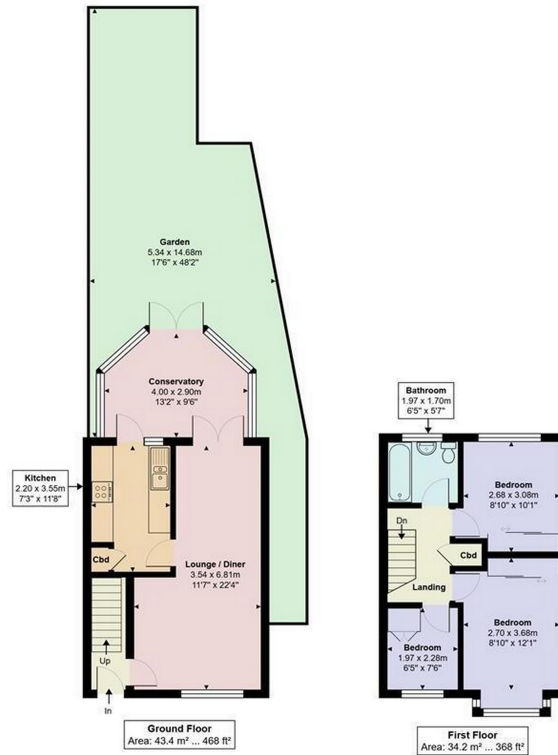
Off street parking, rest laid to lawn, paved pathway leading to front door, side gate access.

Rear Garden: -

Decking seating area/patio, rest laid to astra turf with shingle borders, shed, outside tap, side gate access.



# FLOORPLAN



**Kingsmead, Cheshunt, EN8 0EG**

Total Area: 77.6 m<sup>2</sup> ... 836 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

## EPC

