



23 Priory Gate Thomas Rochford Way, Cheshunt, Waltham Cross, EN8 0SG
Offers In Excess Of £514,500



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Sitting on 'Priory Gate' is this three bedroom link detached home. The property comprises of open plan kitchen/diner, downstairs WC, upstairs shower room, conservatory leading to fantastic rear garden plus MUCH MORE. The home is also just minutes away from 'Brookfield Retail Park' with a vast array of retail shops, cafes and eateries.

The highly desirable 'Thomas Rochford Estate' is local to good schools making this an ideal family home as well as having easy access to 'Lea Valley Regional Park'.

Call now to avoid disappointment!



Driveway

Entrance Hall

WC

Lounge

15' (narrowing to 11') x 14' (4.57m (narrowing to 3.35m) x 4.27m)

Kitchen/Diner

14' x 12'1" (narrowing to 9'10") (4.27m x 3.68m (narrowing to 3.00m))

Conservatory 15' x 9' (4.57m x 2.74m)

First Floor Landing

Bedroom One 11' x 8'11" (3.35m x 2.72m)

Bedroom Two 9'10" x 8'11" (3.00m x 2.72m)

Bedroom Three 7'11" x 6' (2.41m x 1.83m)

Shower Room

Rear Garden

Garage

REFERENCE

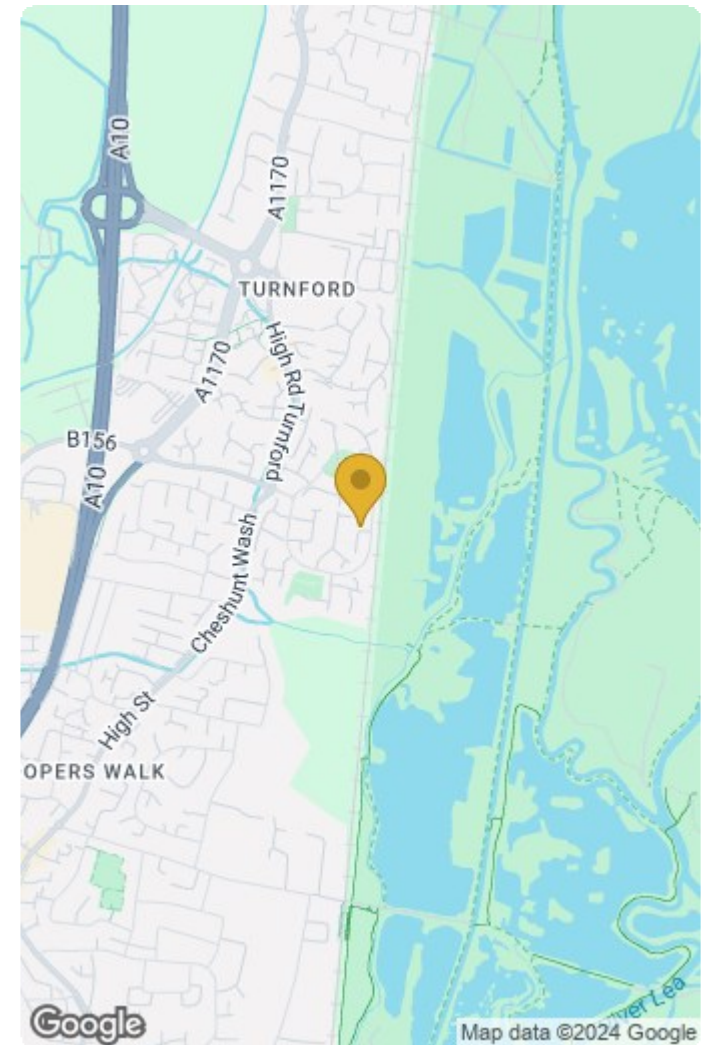
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GROUND FLOOR

1ST FLOOR



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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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