



## 3 Yew Close, Cheshunt, EN7 6UB

AVAILABLE TO VIEW NOW! Located in the desirable area of West Cheshunt on the sought-after Yew Close, this stunning FIVE BEDROOM detached house is a rare find. Boasting five double bedrooms and three bathrooms, this property offers ample space for a growing family.

Upon entering, you are welcomed by four reception rooms, each offering a unique space for various activities. The main living area features French doors that lead out to the garden, while the dining area provides another access point to the outdoor space. The kitchen is well-equipped with modern appliances and includes a separate breakfast area and utility space. Additionally, there is a snug or cinema room, perfect for relaxing evenings in.

£3,350



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			
<b>England &amp; Wales</b>		77	82
	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			
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