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**69 Markwick Avenue, Cheshunt, EN8 9FP**

**Offers In Excess Of £750,000**

Nestled in the desirable area of Markwick Avenue, Cheshunt, this splendid detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, off street parking for two cars and a garage, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the contemporary kitchen and dining area, which features bi-folding doors that seamlessly connect the indoor space to the charming rear garden. This design not only enhances natural light but also creates an inviting atmosphere for entertaining guests or enjoying family meals.

The property boasts an ensuite bathroom, providing a private retreat for the master bedroom, while a ground floor cloakroom adds to the practicality of the home. Families will appreciate the proximity to Goffs Churchgate School and Goffs Academy, both within walking distance, making school runs a breeze.

Additionally, Cheshunt Rail Station is conveniently close, offering excellent transport links for commuters. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and community. With its modern features and prime location, this property is a must-see for anyone looking to settle in a vibrant area.





- Door To**

**Hallway**

**Cloakroom**

**Lounge**  
20'1 x 11'3 (6.12m x 3.43m)

**Kitchen/Diner**  
20'1 12'4 (6.12m 3.76m)

**First Floor Landing**

**Bedroom**  
10'2 x 10'8 to fitted wardrobe (3.10m x 3.25m to fitted wardrobe)

**En-suite Shower Room**

**Bedroom**  
12'7 x 8'11 into fitted wardrobe (3.84m x 2.72m into fitted wardrobe)

**Bedroom**  
10'10 x 10'10 into fitted wardrobe (3.30m x 3.30m into fitted wardrobe)
- Bedroom**  
11'6 x 9'2 narrowing to 6'9 (3.51m x 2.79m narrowing to 2.06m)

**Bathroom**

**Garage**

**Front Garden**  
Paved for off street parking and laid lawn with shrubs

**Rear Garden**

**Reference**  
CH6541/PL/PL/PL/08042025

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

