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12 Bewley Close, Cheshunt, Waltham Cross, EN8 8PZ

**£700,000**

Nestled in the desirable area of Bewley Close, Cheshunt, this charming semi-detached house offers a perfect blend of comfort and space for modern family living. With four well-proportioned bedrooms, including a master suite with an ensuite bathroom, this property is designed to accommodate the needs of a growing family.

The ground floor boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The extended layout enhances the living area, allowing for a versatile use of space that can adapt to your lifestyle. The first-floor family bathroom is conveniently located along with a ground floor w.c., ensuring that all family members have easy access to essential amenities.

One of the standout features of this home is the larger than average rear garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. The garden is perfect for children to play in or for hosting summer barbecues with friends and family.





**Door to**

**Entrance Hall**

**W.C**

**Lounge**  
23'11 x 11'8 (7.29m x 3.56m)

**Sitting Room**  
14'5 x 8'6 (4.39m x 2.59m)

**Morning Room**  
13'11 x 7'6 (4.24m x 2.29m)

**Kitchen/Breakfast Room**  
16'10 x 11'7 (5.13m x 3.53m)

**First Floor Landing**

**Bedroom One**  
17'7 x 10'8 (5.36m x 3.25m)

**Ensuite Bathroom**

**Bedroom Two**  
15'5 x 8'4 (4.70m x 2.54m)

**Bedroom Three**  
12'7 x 8'3 (3.84m x 2.51m)

**Bedroom Four**  
9'5 x 7'0 into fitted cupboard (2.87m x 2.13m into fitted cupboard)

**Bathroom**

**Garage**  
currently used as Utility Room

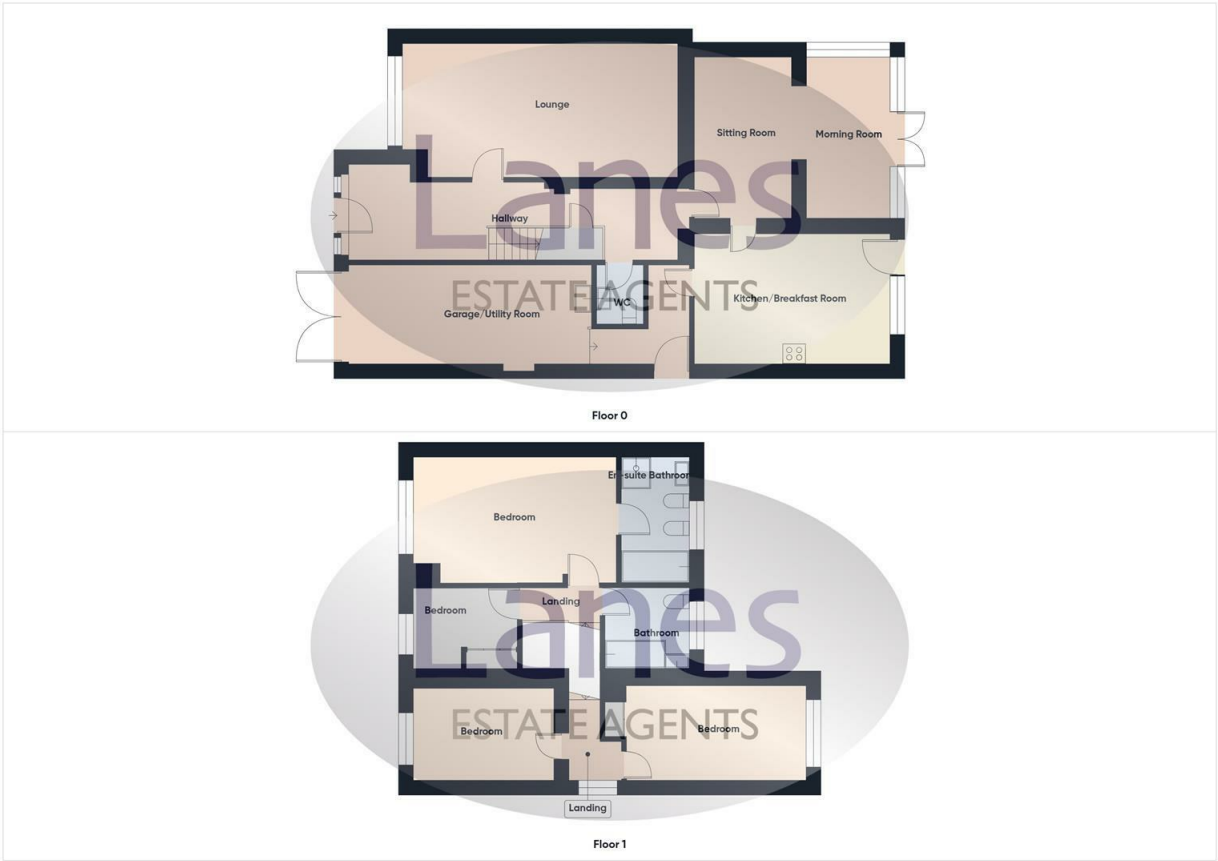
**Front**  
Paved for off street parking

**Rear Garden**

**Reference**  
CH6600/PL/25092025 - Cheshunt Estate Agent

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		
England & Wales		
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		
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.

