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## 212 Perrysfield Road, Cheshunt, Waltham Cross, EN8 0TW

**£525,000**

Located on the desirable Perrysfield Road in Cheshunt, this attractive semi-detached home offers comfortable and versatile living accommodation. With three bedrooms, the property is well suited to families or anyone looking for additional space.

Inside, the home features three reception rooms, one of which is currently being used as an additional bedroom, offering flexible living arrangements to suit a variety of needs. The property has been extended to create additional living space and also benefits from a conservatory, providing a bright and pleasant area that can be enjoyed throughout the year.

The home benefits from two bathrooms, including a family bathroom upstairs and a wet room on the ground floor, providing added convenience for busy households.

Outside, the property benefits from a private driveway that provides valuable off-street parking. The location is another major advantage, with the popular Brookfield Retail Park just a short distance away, offering a wide



Entrance Hall

Lounge

Dining Room

Kitchen

Reception Three/Bedroom

Wet Room

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

REFERENCE

CH6643 LANES CHESHUNT ESTATE AGENTS

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	



Floor 0



Floor 1



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.



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