



**1 Yew Close, Cheshunt, Waltham Cross, Hertfordshire, EN7 6UB**

**Guide Price: £650,000.00 - £675,000.00**

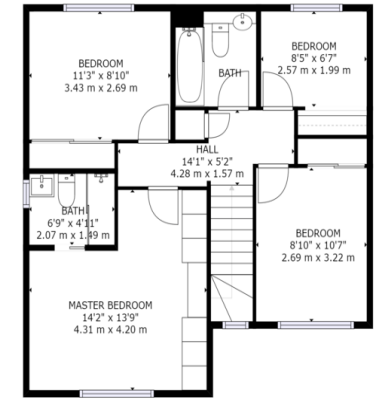
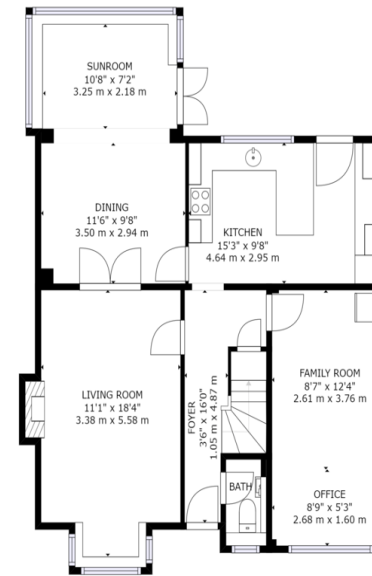
- Ground Floor Cloakroom
- Lounge & Separate Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Front & Rear Gardens

C&N Estate Agents are delighted to bring an opportunity to acquire this extremely well presented detached 4/5 bedroom family home which benefits from a kitchen/breakfast room, extended diner with conservatory, sitting room, en-suite shower room, garden and drive.

Located in the highly desirable part of West Cheshunt which is within a short drive to Cuffley Railway Station and Brookfield Farm Shopping Centre. Yew Close is a quiet, private, residential cul-de-sac located close to some fine country walks, recreational parkland, Tesco Metro store and highly regarded Schooling.

This beautiful family home offers spacious accommodation comprising: A large Master Bedroom with En-Suite, a further three Double Bedrooms and one Bathroom upstairs, Kitchen/Breakfast Area, extended Dining Room with conservatory, front reception room, a good size garden with a shed and driveway to accommodate two vehicles





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	71	80
	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements