

Friends Avenue, Cheshunt, Herts

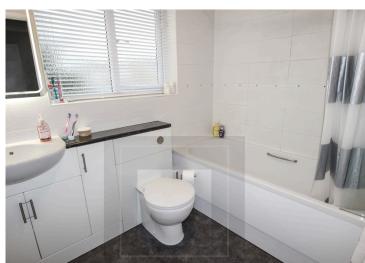
















A Delightful Three Bedroom end of terraced house, ideally situated in a popular cul-de-sac on the south side of Cheshunt. This impressive family home provides bright and spacious accommodation presented in excellent decorative order throughout. Accommodation includes; Reception Hall, Open Plan Lounge/Conservatory, Fitted Kitchen, Ground floor Cloakroom, Three Good Size Bedrooms and a First Floor Family Bathroom. The rear garden is beautifully presented and low maintenance, being part astro turf lawn with a paved patio/bbq and seating area, and a garden shed at the rear. The front of the house is approached via a block paved driveway which provides off road parking and leads into an integral garage. Friends Avenue is a highly regarded cul-de-sac conveniently located for all local amenities to include Cheshunt Town Centre, Brookfield Farm Retail Park, various Schools and both Theobalds Grove and Cheshunt Railway Station with its fast and frequent service into London Liverpool Street.

EPC - D

- Three Bedroom Family Home
- End Of Terraced
- Popular Cul-De- Sac
- Excellent Decorative Order
- Low Maintenance Garden
- Garage and Parking



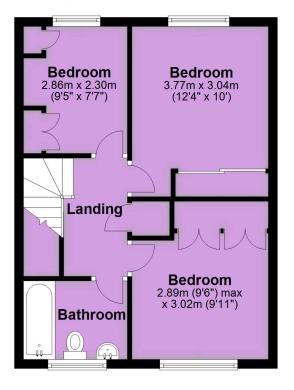
## **Ground Floor**

Approx. 68.2 sq. metres (734.6 sq. feet)



## **First Floor**

Approx. 40.3 sq. metres (433.9 sq. feet)



## Important notice

I. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property deal twith and that all information is correct. 4.VAT: The VAT position relating to the property may change without notice.