

Aldermere Avenue, Cheshunt, EN8 0FF



**Price: £449,950**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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**A 3 bedroom 2 bathroom terraced family home benefitting from a good size garden with covered area, spacious accommodation and parking at the front for 2 vehicles. An internal viewing is highly recommended.**

- 3 BEDROOM TERRACED FAMILY HOME
- 2 BATHROOMS
- SPACIOUS ACCOMMODATION
- GROUND FLOOR CLOAKROOM
- GOOD SIZE GARDEN WITH COVERED AREA
- PARKING FOR 2 VEHICLES

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## **FEATURES**

### **DESCRIPTION**

A 3 bedroom 2 bathroom terraced family home benefitting from a good size garden with covered area, spacious accommodation and parking at the front for 2 vehicles. An internal viewing is highly recommended.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN/DINER  
LOUNGE  
GROUND FLOOR CLOAKROOM  
3 BEDROOMS - one with En-Suite shower room  
FAMILY BATHROOM  
GOOD SIZE GARDEN WITH COVERED AREA  
PARKING AT THE FRONT FOR 2 VEHICLES  
Professionally half boarded loft

### **LOCATION**

Aldermere Avenue is off Brookfield Lane West. Less than a mile to Cheshunt Railway Station and walking distance to several primary schools.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band E

### **LOCAL AUTHORITY**

Broxbourne

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### **IMPORTANT NOTICE CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

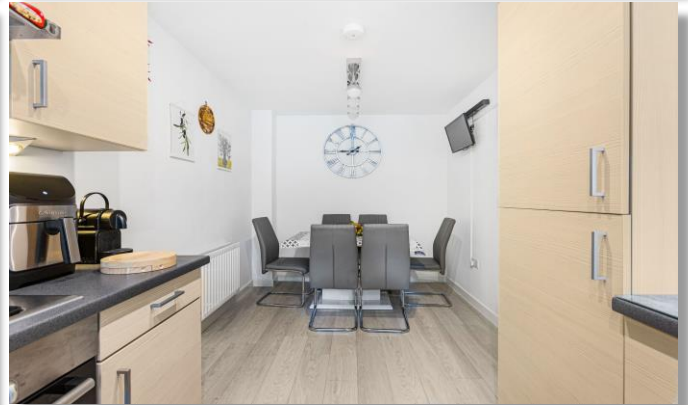
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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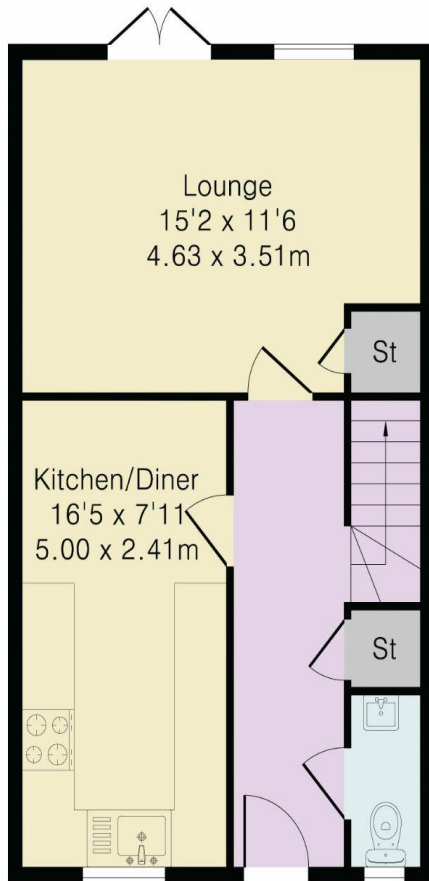
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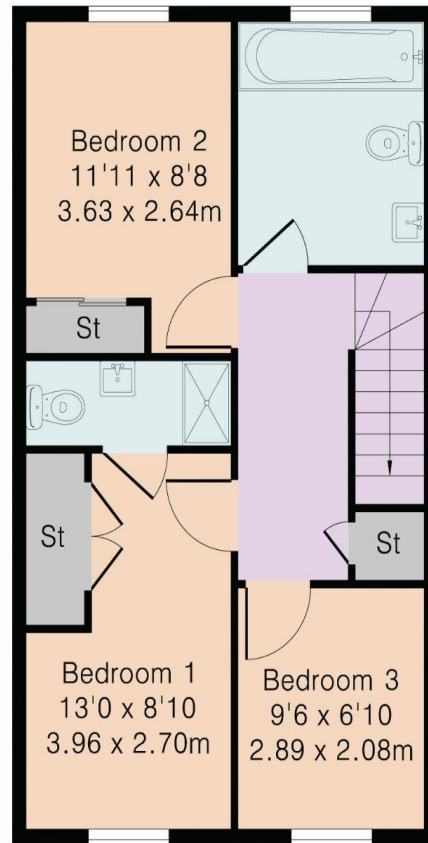
**Approximate Gross Internal Area 836 sq ft - 78 sq m**

Ground Floor Area 418 sq ft – 39 sq m

First Floor Area 418 sq ft – 39 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

