



## Valence Drive, Cheshunt

£450,000 Freehold

Well-Maintained Garden • Open Plan Living Area • Off-Road Parking • Built-In Storage • Ample Natural Light Throughout • Modern Kitchen • Extended • West Cheshunt





## Accommodation Comprises:

### Entrance Hall

### Lounge

12' 1" x 12' 8" (3.68m x 3.86m)

### Dining Room

9' 0" x 10' 2" (2.74m x 3.10m)

### Kitchen

7' 10" x 6' 6" (2.38m x 1.98m)

### Landing

### Bedroom One

10' 5" x 12' 4" (3.18m x 3.77m)

### Bedroom Two

9' 10" x 12' 4" (3.00m x 3.77m)

### Bedroom Three

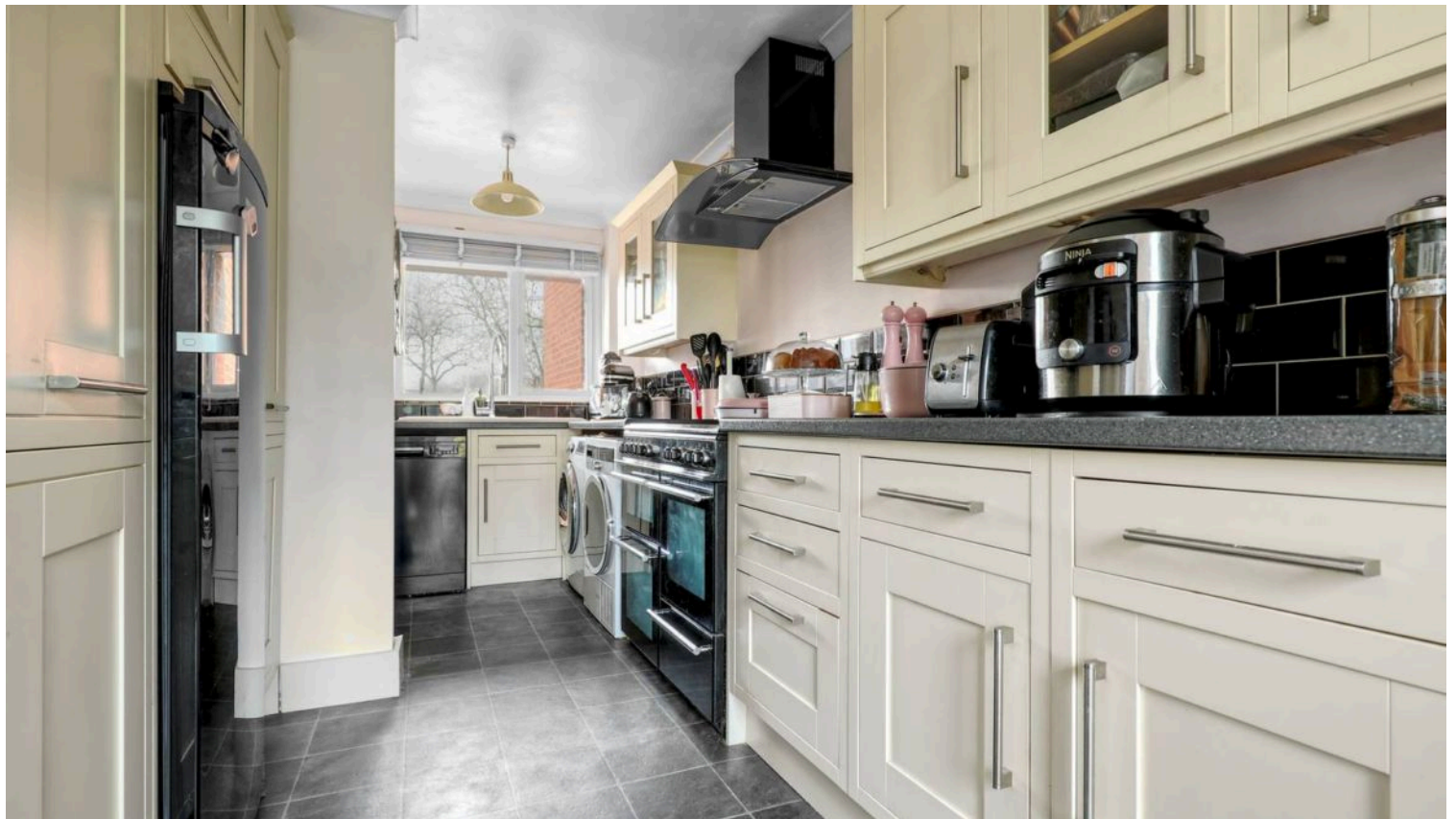
7' 3" x 8' 7" (2.21m x 2.62m)

### Bathroom

7' 3" x 8' 9" (2.21m x 2.67m)

### Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.











Keith Ian are pleased to bring to market this well-presented, extended, three-bedroom mid-terraced house, offering practical living space suited to families and professionals. The ground floor comprises an open-plan lounge and dining area with wood-effect flooring, a feature fireplace, built-in storage and sliding doors opening onto the rear garden. The kitchen is fitted with modern units and benefits from good natural light. To the first floor are three bedrooms, along with a modern family bathroom fitted with a bath and overhead shower.

Externally, the property benefits from a private rear garden with rear access, secure fencing and a garden shed. There is also off-road parking to the front for multiple vehicles. Further features include gas central heating and double glazing throughout.

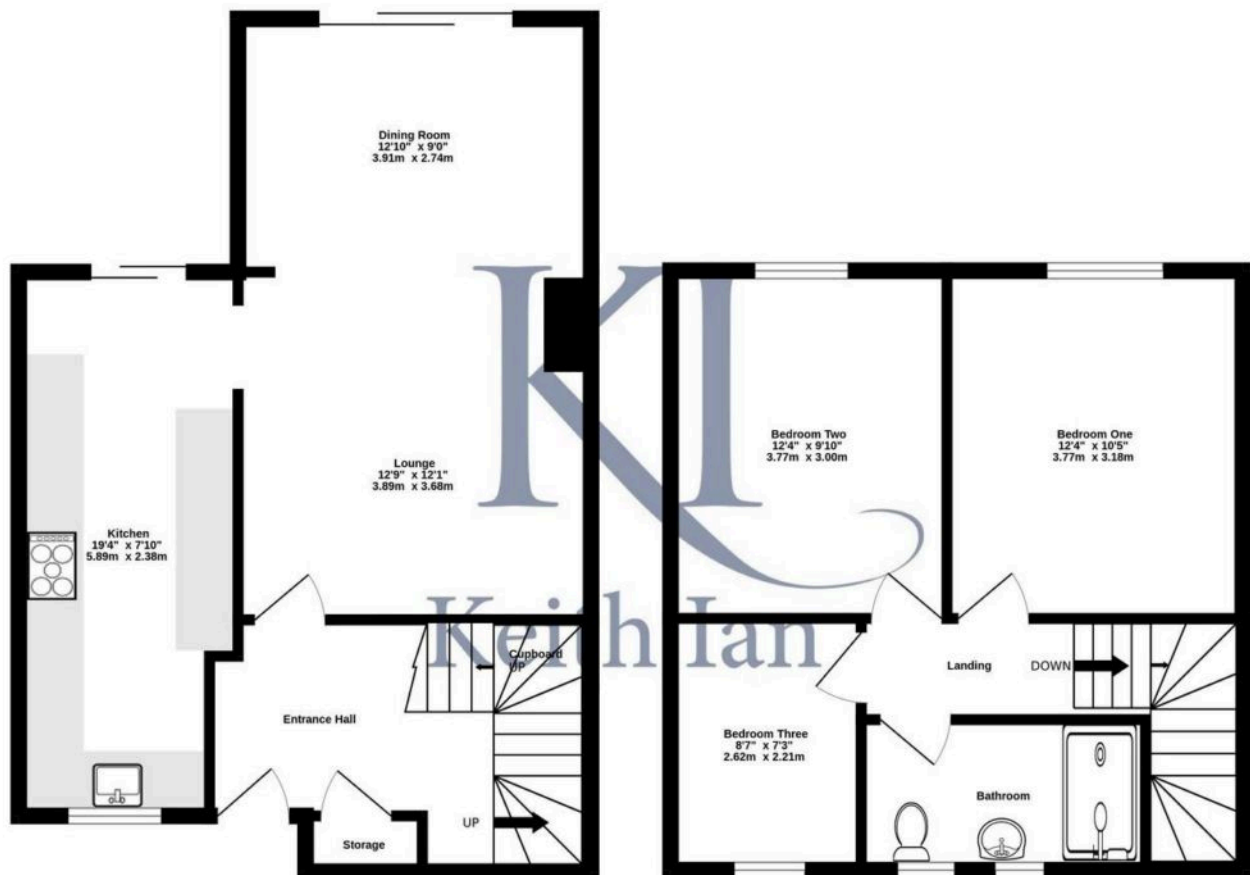
Cheshunt, in Hertfordshire, offers the best of both worlds – a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance.

Council Tax band: C

Tenure: Freehold

Ground Floor  
521 sq.ft. (48.4 sq.m.) approx.

1st Floor  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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