

Smarts Green, Cheshunt

£550,000 Freehold

Off-Street Parking • Modern Kitchen with Integrated Appliances • Utility Room & Downstairs W/C •
 Landscaped Rear Garden • Adamsfield Development • Inviting Garden Lounge, Perfect for Entertaining •
 Loft Conversion with En-Suite • Catchment to Local Schools



Accommodation Comprises:

-

Entrance Hall

-

Lounge

13' 11" x 14' 0" (4.24m x 4.27m)

Kitchen/Diner

10' 4" x 17' 2" (3.16m x 5.23m)

Utility Room

7' 7" x 8' 3" (2.30m x 2.51m)

W/C

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Bedroom 1

10' 8" x 17' 3" (3.25m x 5.26m)

En-suite

-

Bedroom 2

10' 7" x 12' 1" (3.23m x 3.68m)

Bedroom 3

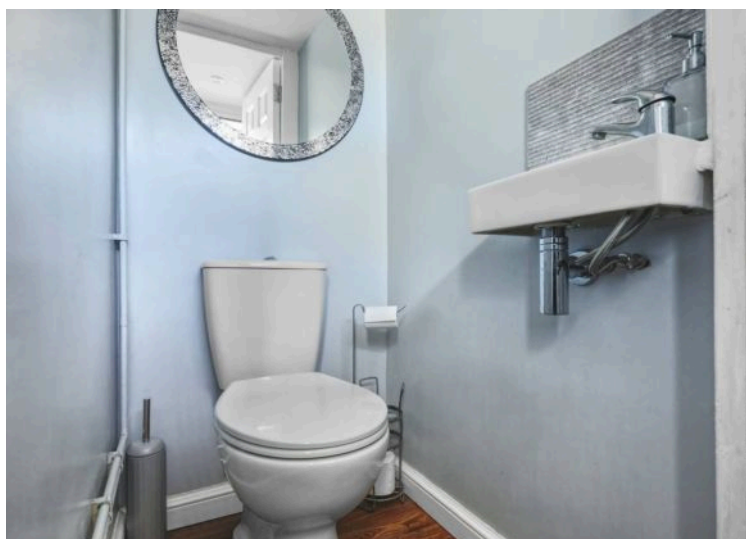
9' 11" x 10' 5" (3.03m x 3.18m)

Bedroom 4

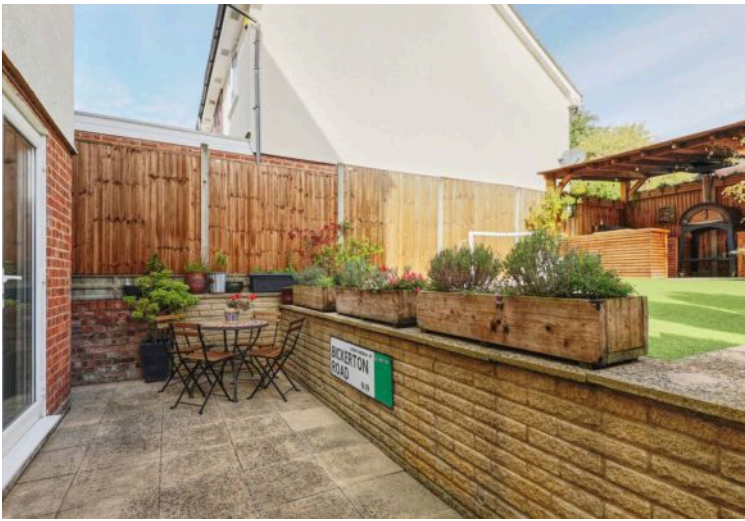
7' 4" x 8' 10" (2.24m x 2.69m)

Bathroom





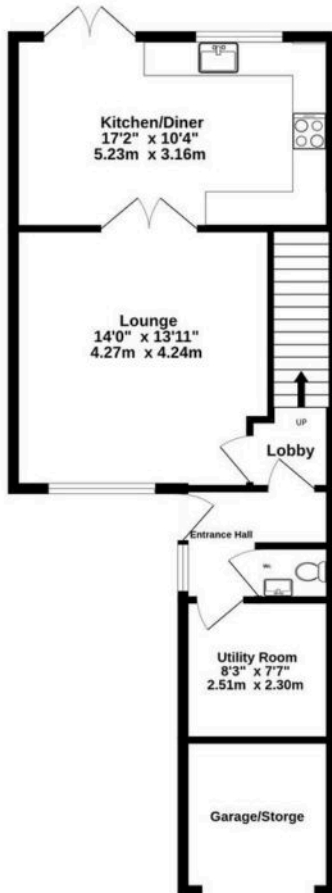




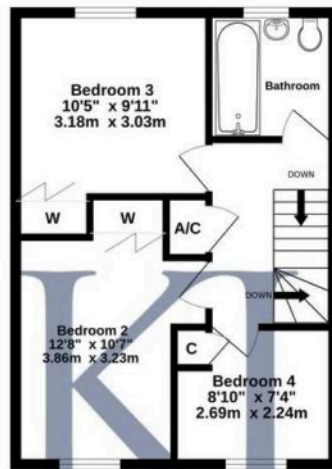
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			80
			64
England, Scotland & Wales		EU Directive 2002/91/EC	

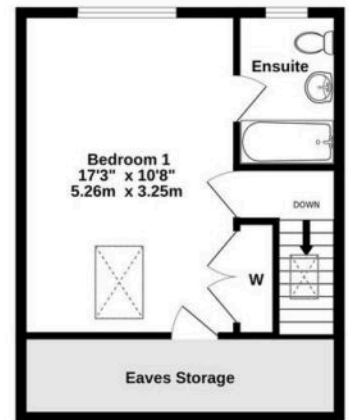
Ground Floor
593 sq.ft. (55.1 sq.m.) approx.



1st Floor
419 sq.ft. (38.9 sq.m.) approx.



2nd Floor
376 sq.ft. (34.9 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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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