



Bellamy Road, Cheshunt

£475,000 Freehold

CHAIN FREE • Sought-after Cheshunt location • Three-bedroom semi-detached home • Garage providing additional storage or parking • Excellent potential to extend (STPP) • Scope to create off-street parking / driveway (STPP) • Generous rear garden with good privacy • 0.7 miles - Cheshunt station



Accommodation Comprises:

Porch

Hallway

Lounge

15' 6" x 11' 7" (4.73m x 3.54m)

Dining Room

7' 11" x 6' 9" (2.41m x 2.05m)

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

W/C

Landing

Bedroom 1

12' 10" x 10' 7" (3.92m x 3.22m)

Bedroom 2

10' 7" x 10' 7" (3.22m x 3.22m)

Bedroom 3

7' 6" x 6' 11" (2.29m x 2.11m)

Bathroom

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.





Chain-free three-bed semi in sought-after Cheshunt. Two receptions, kitchen, garage, gardens, close to station and amenities. Scope to extend (STPP). Ideal for families or investors.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

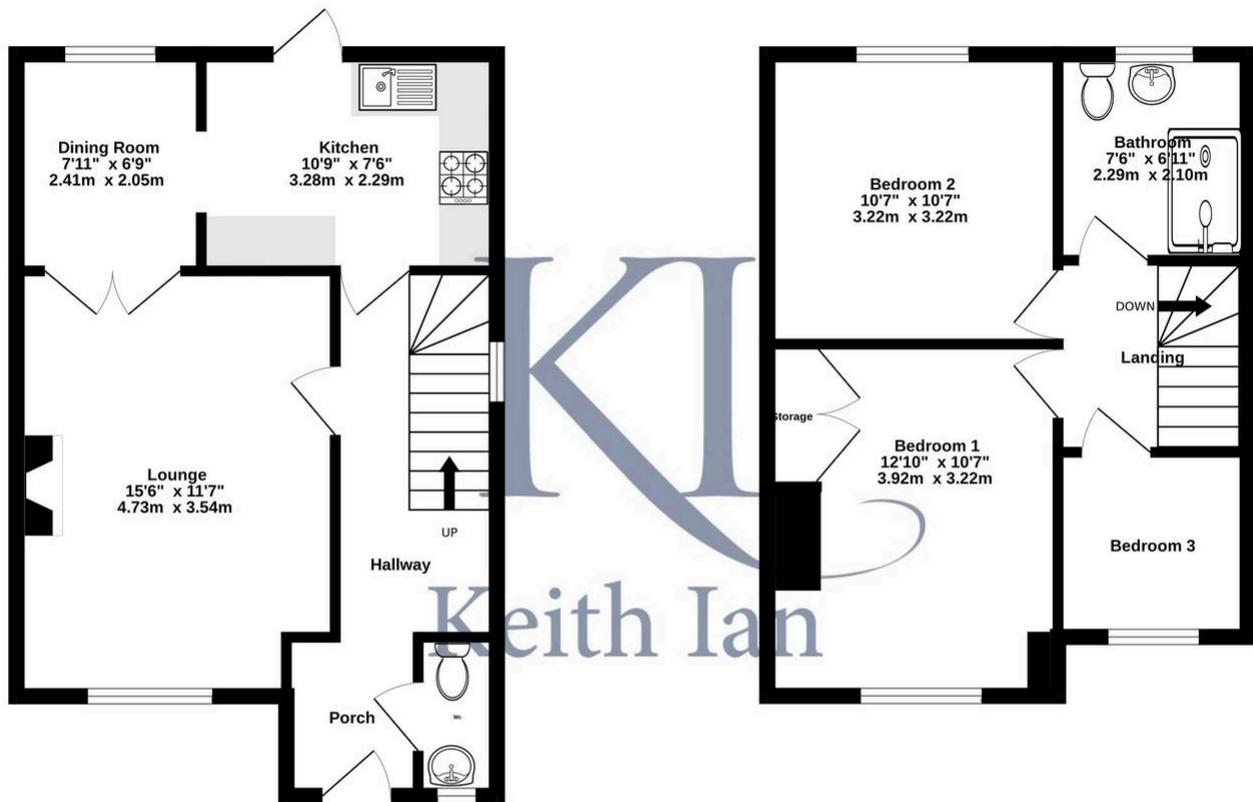
EPC Environmental Impact Rating:





Ground Floor
432 sq.ft. (40.2 sq.m.) approx.

1st Floor
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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