



39 Perrysfield Road

Cheshunt, EN8 0TQ

Price £530,000



KIRBY COLLETTI bring to market this SUPERBLY PRESENTED THREE/FOUR BEDROOM SEMI DETACHED HOUSE, which has been extended and refurbished by the present owners to an excellent standard. Situated in this well regarded residential cul de sac which is conveniently located for schooling for all ages, River Lea/Lea Valley Regional Park, Cheshunt Railway Station, Brook Farm Retail Park and A10/M25 Road Links.

Some of the many features include Spacious Lounge, Sitting Room/Bedroom 4, RE - Fitted Kitchen/Diner, Ground floor Shower Room/W.C, Home Office/Gym, Luxury Bathroom/W.C, Gas Heating To Radiators, uPVC Double Glazing and Off Street Parking For 2 Cars.

- SUPERBLY PRESENTED THREE/FOUR BEDROOM EXTENDED SEMI
- RE FITTED BATHROOM/W.C
- 25ft HOME OFFICE/GYM
- SOUGHT AFTER RESIDENTIAL CUL DE SAC
- LOUNGE
- GROUND FLOOR SHOWER ROOM/W.C
- SHORT WALK TO RIVER LEA/LEA VALLEY REGIONAL PARK
- RE FITTED KITCHEN/DINER
- SITTING ROOM/BEDROOM 4
- SHORT DRIVE TO BROOKFIELD FARM RETAIL PARK/CHESHUNT STATION



ACCOMMODATION

Composite glazed entrance door to:

PORCH

6'2 x 3'8 (1.88m x 1.12m)

Side aspect uPVC double glazed window. Patterned tiled floor. Open to:

LOUNGE

16'9 x 13'5 (5.11m x 4.09m)

Front aspect uPVC double glazed window with fitted wooden shutter blind. Feature contemporary fireplace. Recessed ceiling spotlights. Laminated wood flooring. Under stairs storage cupboard. Stairs up to first floor. Open to Kitchen/Diner. Door to

SITTING ROOM/BEDROOM 4

14'7 x 6'4 (4.45m x 1.93m)

Front aspect uPVC double glazed window. Feature vaulted ceiling with exposed beams and VELUX window. Vertical radiator. Laminated wood flooring. Fitted cupboards. Door to:

GROUND FLOOR SHOWER ROOM?W.C

7'1 x 6'4 (2.16m x 1.93m)

Rear aspect uPVC double glazed window. Fully tiled shower cubicle. Wash hand basin with drawer unit under. Low level W.C. Attractive tiling to walls and floor. Extractor fan. Recessed ceiling spotlights.

KITCHEN/DINER

16'9 x 10'4 (5.11m x 3.15m)

Rear aspect double doors and separate door to garden. Light Grey wall and base units with ceramic sink unit. Integrated dishwasher and washing machine. Integrated fridge/freezer. Built in electric oven and Microwave. Four ring gas hob. Wine cooler. Recessed ceiling spotlights. Breakfast bar. Laminated wood flooring. Vertical radiator

FIRST FLOOR LANDING

Side aspect uPVC double glazed window.

BEDROOM 1

13'6 x 9'11 (4.11m x 3.02m)

Front aspect uPVC double glazed window. with fitted wooden shutter blind. Built in cupboard. Recessed ceiling spotlights. Radiator.

BEDROOM 2

10'3 x 8'6 (3.12m x 2.59m)

Front aspect uPVC double glazed window. Recessed ceiling spotlights. Radiator.

BEDROOM 3

10'5 x 6'4 (3.18m x 1.93m)

Front aspect uPVC double glazed window.. Fitted Cabin bed. Recessed ceiling spotlights. Radiator.

LUXURY BATHROOM/W.C

Rear aspect uPVC double glazed window. Panel enclosed bath mixer tap bath filler. Separate shower unit with folding shower screen. Tiled floor and half tiled walls. Recessed ceiling spotlights. Heated towel rail.

OUTSIDE

FRONT GARDEN

Block paved sets providing parking for 2 cars.

REAR GARDEN

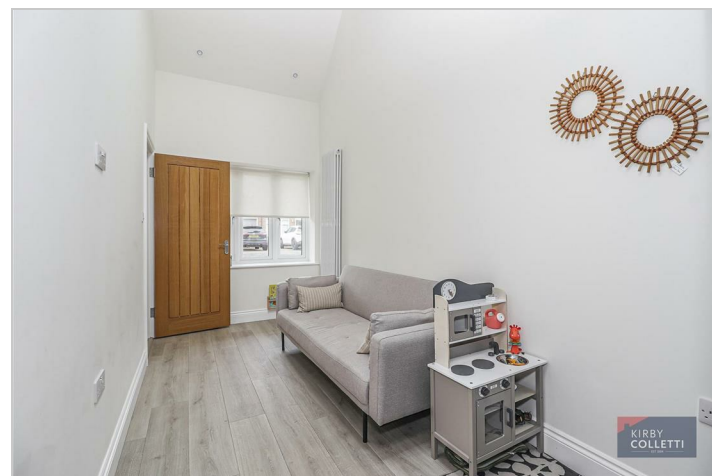
East facing, 46ft deep. Paved patio with remainder laid with artificial grass.

HOME OFFICE/GYM

24'11 x 8'7 (7.59m x 2.62m)

Accessed via double doors , Power and lighted connected and rear aspect window.

COUNCIL TAX - BAND E



Road Map



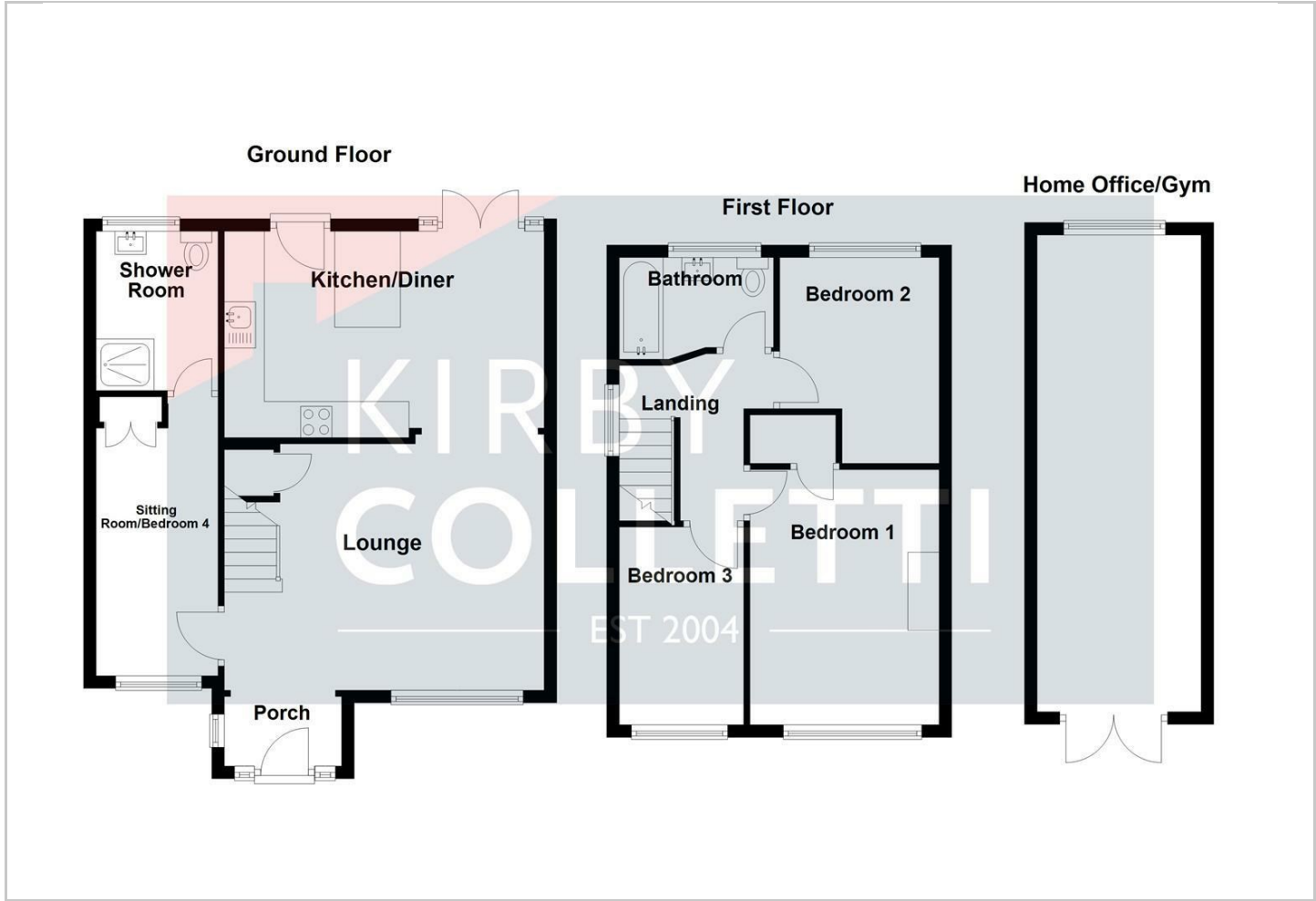
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

