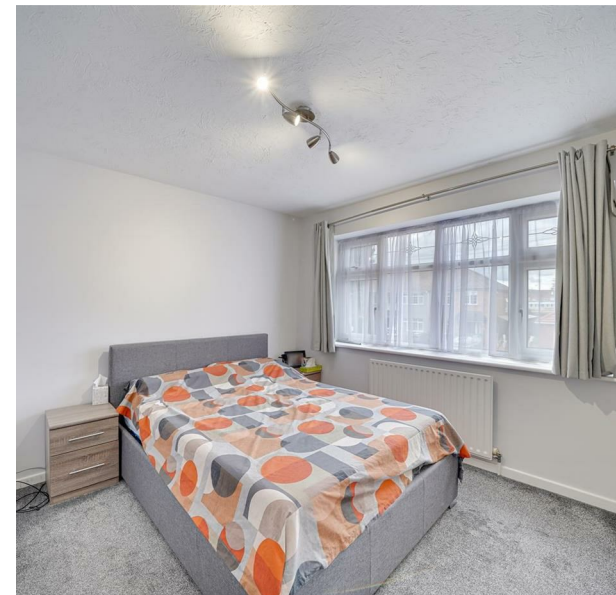


37 Bullwell Crescent, Cheshunt, Waltham Cross, EN8 9HG
Offers in excess of £500,000



PINDROP PROPERTY



37 Bullwell Crescent, Cheshunt, Waltham Cross, EN8 9HG

Offers in excess of £500,000

Council Tax Band: E

Situated on the popular Bullwell Crescent in Cheshunt, this extended three-bedroom semi-detached home offers well-proportioned accommodation, useful outdoor space and excellent access to local amenities and transport links.

The ground floor provides a welcoming entrance hall leading into a spacious living room, with a separate dining area offering a great space for family meals and entertaining. The fitted kitchen is positioned to the rear of the property and provides direct access to the garden.

Upstairs are three bedrooms, together with a family bathroom. The property is presented in good condition throughout and offers a practical layout that would suit both families and first-time buyers.

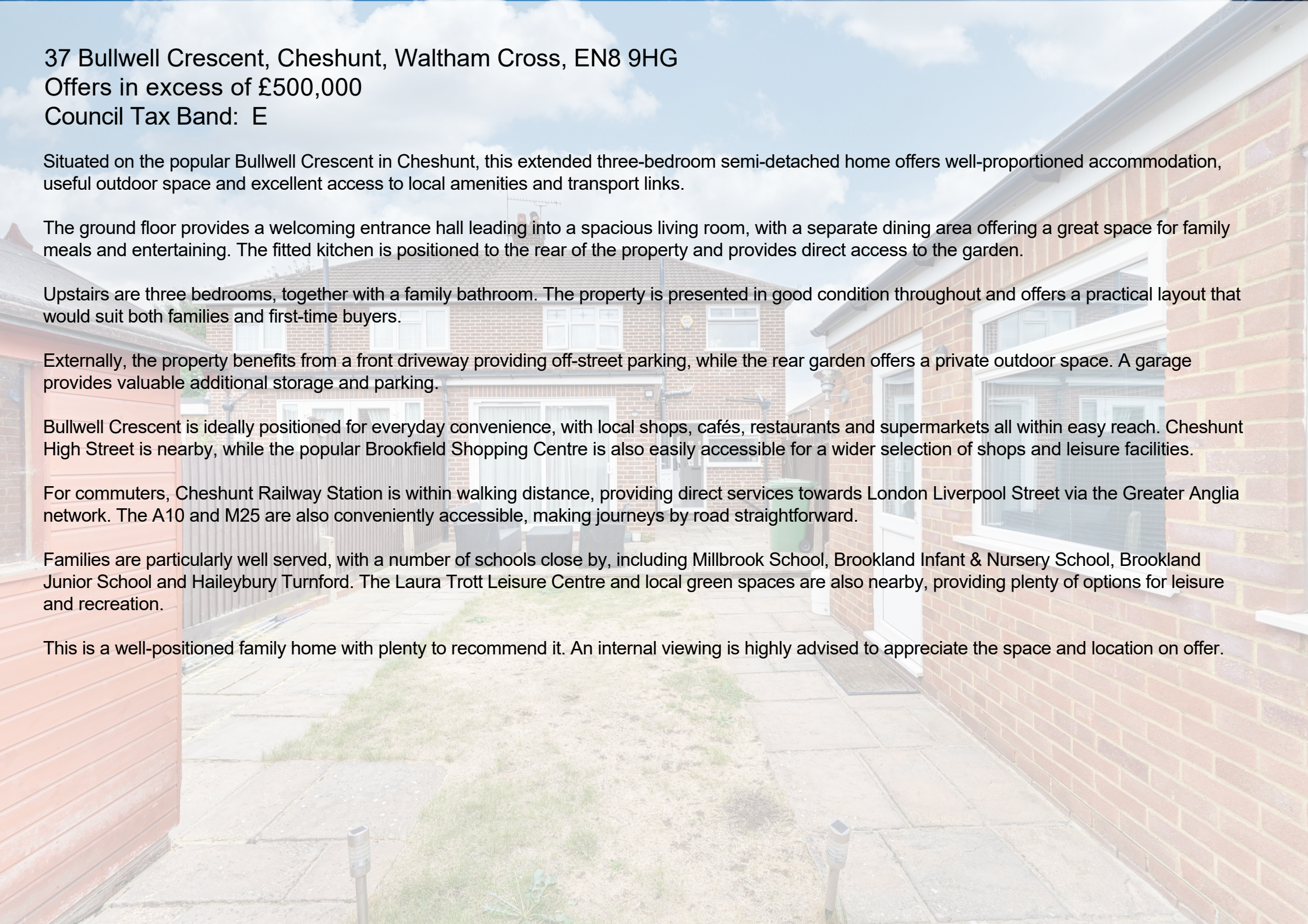
Externally, the property benefits from a front driveway providing off-street parking, while the rear garden offers a private outdoor space. A garage provides valuable additional storage and parking.

Bullwell Crescent is ideally positioned for everyday convenience, with local shops, cafés, restaurants and supermarkets all within easy reach. Cheshunt High Street is nearby, while the popular Brookfield Shopping Centre is also easily accessible for a wider selection of shops and leisure facilities.

For commuters, Cheshunt Railway Station is within walking distance, providing direct services towards London Liverpool Street via the Greater Anglia network. The A10 and M25 are also conveniently accessible, making journeys by road straightforward.

Families are particularly well served, with a number of schools close by, including Millbrook School, Brookland Infant & Nursery School, Brookland Junior School and Haileybury Turnford. The Laura Trott Leisure Centre and local green spaces are also nearby, providing plenty of options for leisure and recreation.

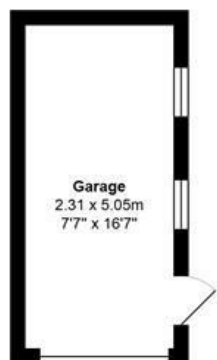
This is a well-positioned family home with plenty to recommend it. An internal viewing is highly advised to appreciate the space and location on offer.



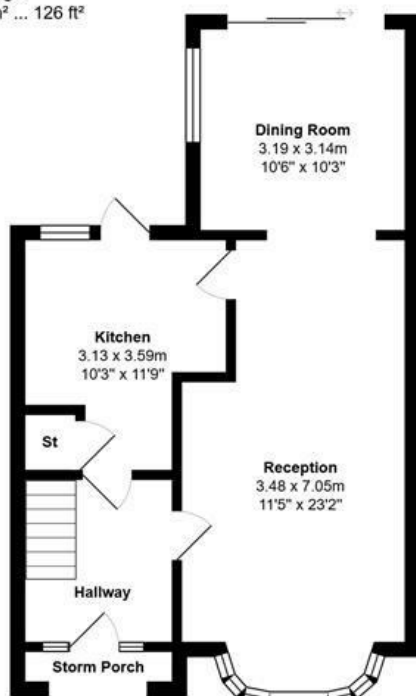




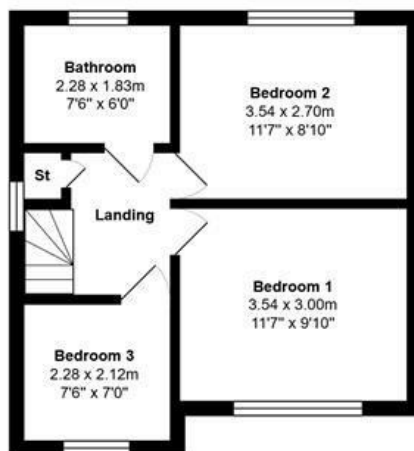




Garage
Area: 11.7 m² ... 126 ft²



Ground Floor
Area: 50.7 m² ... 546 ft²



First Floor
Area: 36.5 m² ... 393 ft²



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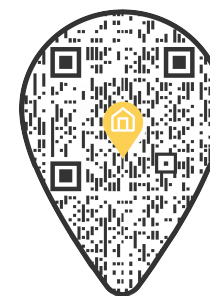
Total Area: 98.9 m² ... 1064 ft²

All measurements are approximate and for display purposes only



PINDROP PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC