

# Lanes

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**1 Beechelm Mews, Cheshunt, Waltham Cross, EN8 0DH**

**£325,000**

Lanes are pleased to present this rarely available two bedroom end of terrace house. The property is situated in a very quiet development and has many benefits to include ground floor W.C, first floor bathroom, allocated parking, gated side access and two double bedrooms. The property has the added incentive of being sold with no onward chain. Call Now!

### **Inner Hallway**

Meter cupboard and door leading to lounge.

### **Lounge**

16'8" x 13'7" (5.08m x 4.14m)

Double glazed window to front aspect, radiator, under stair storage cupboard, feature electric fireplace, doors leading to kitchen and lobby.

### **Kitchen**

6'7" x 6'5" (2.01m x 1.96m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, space for washing machine, fridge/freezer and cooker, fitted extractor hood, part tiled walls, stainless steel sink with mixer tap and drainer unit.

### **Lobby**

Laminate wood flooring, double glazed door leading to parking area, radiator, stairs leading to first floor landing and door leading to W.C.

### **W.C**

Frosted window to side aspect, low flush W.C, vanity sink with mixer tap and radiator.

### **First Floor Landing**

Loft access and doors leading to all rooms.

### **Bedroom One**

13'7" x 9'5" (4.14m x 2.87m)

Double glazed window to front aspect, radiator and fitted wardrobes.

### **Bedroom Two**

13'7" (into fitted wardrobe) x 8'1" (4.14m (into fitted wardrobe) x 2.46m)

Double glazed window to rear aspect, airing cupboard, fitted wardrobe and radiator.

### **Bathroom**

Panel enclosed bath with mixer tap, wall mounted electric shower, vanity sink with mixer tap, low flush W.C, radiator and part tiled walls.

### **Gated Private Side Access**

Paved.

### **Reference**

CH6153/AX/AX/AX/26072021

### **Garden Area**

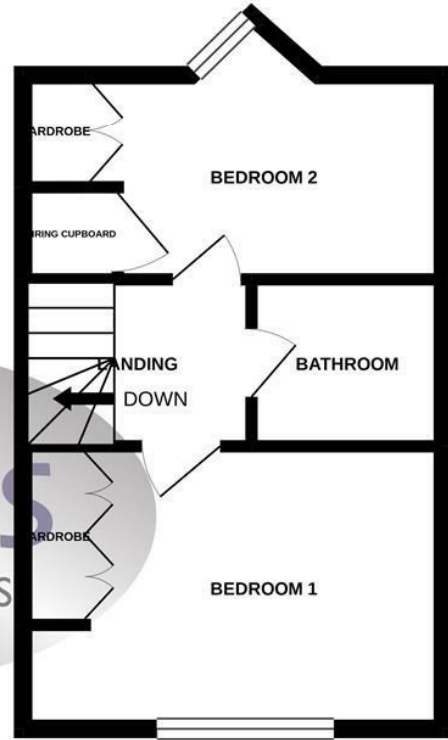
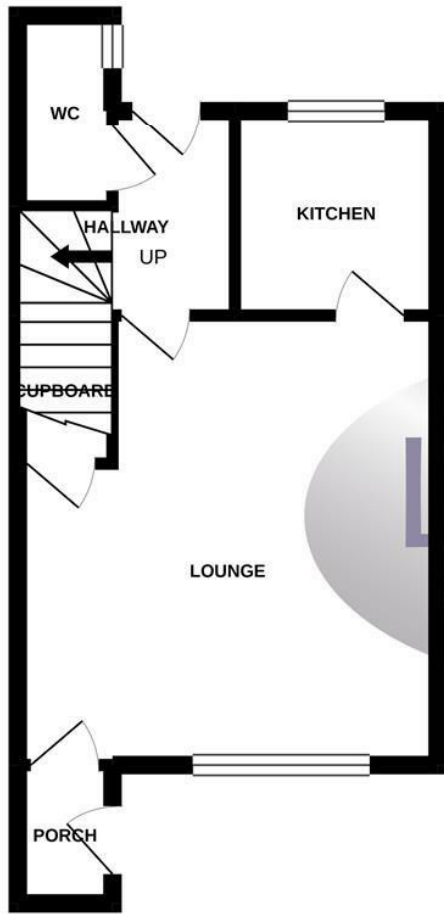
16'7" x 10'1" (5.05m x 3.07m)

Half of lawn area.



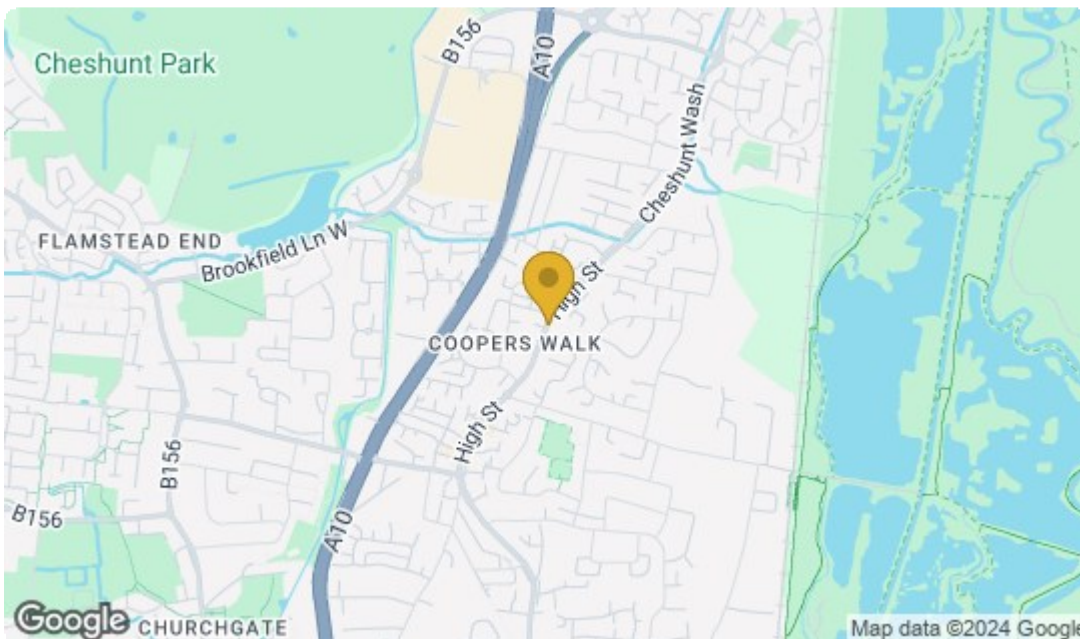
GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.

1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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