

# Lanes

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**18 Birchfield Road, Cheshunt, Hertfordshire, EN8 9PH**

**£400,000**

A Three/Two bedroom terrace property situated in West Cheshunt. The property benefits from parking for two cars, lounge/diner, two double bedrooms with added loft area for office or playroom (currently used as bedroom), large storage shed and much more. Call now to view!



### Driveway

Pattern bricked driveway.

### Hall

Stairs to First Floor Landing and doors leading to Kitchen and Lounge/Diner.

### Lounge/Diner

23" x 17" (narrowing to 13" (7.01m x 5.18m (narrowing to 3.96m) Spacious Lounge/Diner, space for dining table and doors leading to Rear Garden.

### Kitchen

11" x 9" (3.35m x 2.74m) Eye and base level units with worksurfaces throughout, fitted oven with gas hob and extractor hood, space for appliances and two windows to front aspect.

### First Floor Landing

Doors leading to all rooms.

### Bedroom One

14" x 9" (4.27m x 2.74m) Two windows to front aspect, door leading to stairs to Loft Room.

### Bedroom Two

11" x 10" (3.35m x 3.05m) Cupboard and window to rear aspect.

### Loft Room

16" x 9" (4.88m x 2.74m) Currently used as bedroom, with two Velux windows.

### Bathroom

Panel enclosed bath, pedestal hand basin, shower over, frosted window to rear aspect.

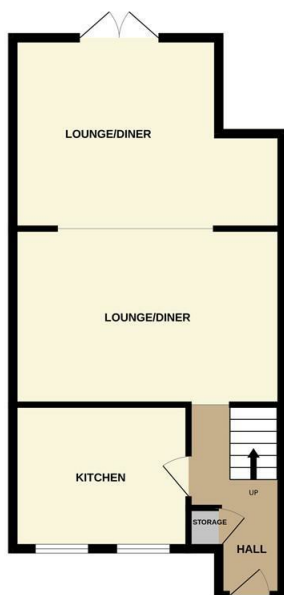
### Rear Garden

Patio area leading to artificial lawn, brick built storage shed and timber storage shed to rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

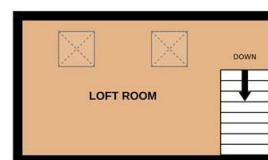
GROUND FLOOR  
529 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR  
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 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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#### 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.

