



3 Russet Close, Cheshunt, Waltham Cross, EN7 6RA

£500,000





### 3 Russet Close, Waltham Cross, EN7 6RA

Placed in a quiet cul-de-sac is this two bedroom detached bungalow in 'Russet Close'. The property comprises of two bedrooms, en-suite, family bathroom, two reception rooms, kitchen, additional WC, garage, rear garden and much more.

'Russet Close' is a short drive away from 'Cuffley Train Station', with direct links into London and also just moments away from 'Brookfield Retail Park' offering a vast array of shops, cafes and eateries.

This property also has the added incentive of being sold CHAIN FREE.

Call now to avoid disappointment!



### Exterior Front

Shrub borders and parking space in front of Garage.

### Door To

### Hallway

### W.C

**Kitchen** 16'0 x 8'0 (4.88m x 2.44m)

**Dining Area** 12' 9 x 9'0 (3.66m 2.74m x 2.74m)

**Lounge** 12'8 x 16'7 (3.86m x 5.05m)

**Bedroom** 10'0 x 10'2 (3.05m x 3.10m)

### En-Suite

**Bedroom**  
11'8 x 11'6 into wardrobe (3.56m x 3.51m into wardrobe)

### Bathroom

### Rear Garden

Lawn with mostly flower bed borders.

### Garage

### Reference

CH6468/EB/EB/PL/12062024 - Cheshunt Estate Agent

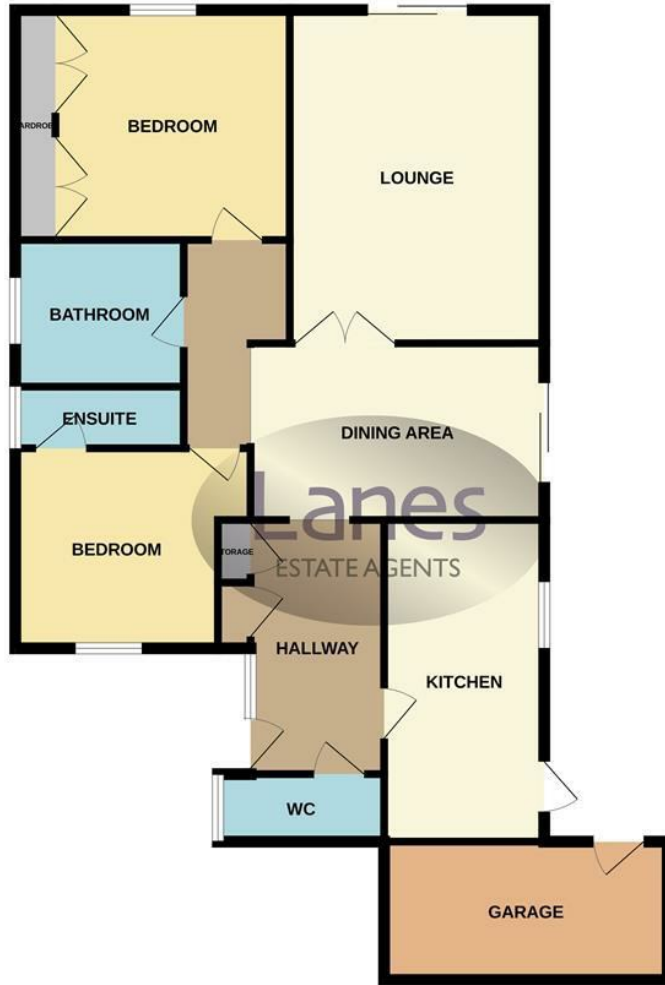








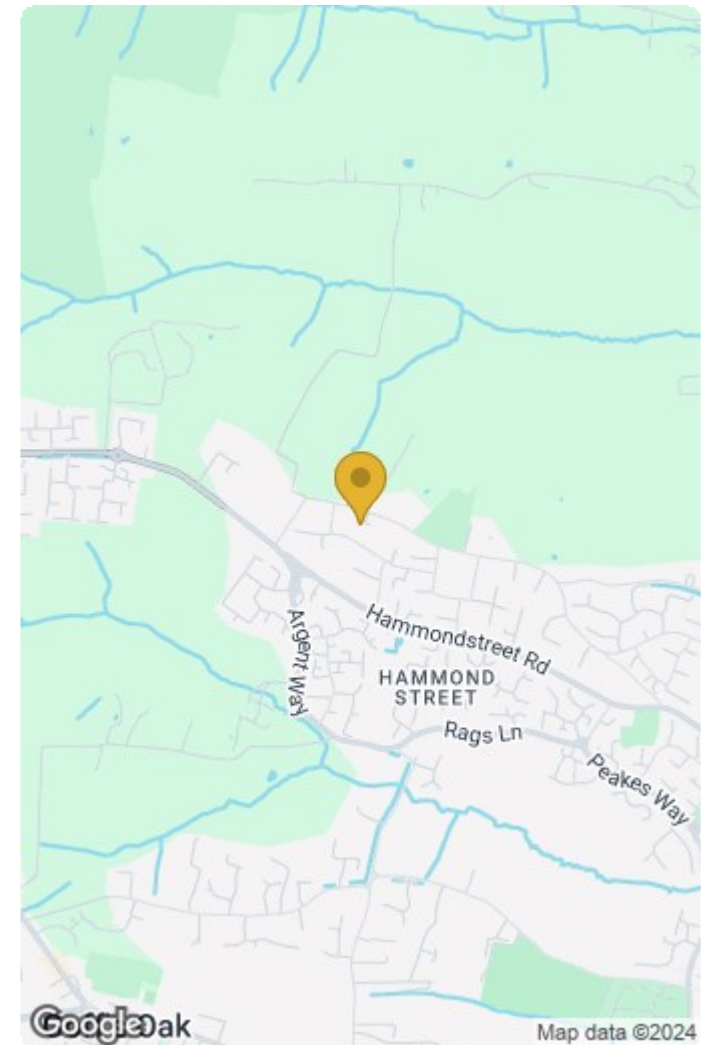
GROUND FLOOR



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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
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