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**11 Welsummer Way, Cheshunt, Waltham Cross, EN8 0UG**

**Offers Over £500,000**

Situated on the ever popular 'Welsummer Way' is this three bedroom semi detached home! This property comprises of modern kitchen, conservatory, upstairs bathroom, downstairs WC, garage to side, driveway, plus much more. Whilst having a fantastic rear garden, the property also has the potential to extend (STPP).

This home is located within easy access to 'Brookfield Retail Park' and the A10 Road Network with direct routes into London.

Call Now to View!



**Driveway**

Brick pattern driveway with parking for multiple cars.

**Entrance Hall**

Stairs to First Floor Landing plus doors to Lounge and Downstairs WC.

**Downstairs WC**

**Lounge**

15' x 11' (narrowing to 7') (4.57m x 3.35m (narrowing to 2.13m))

**Kitchen/Diner**

14' (narrowing to 7') x 12' (narrowing to 10') (4.27m (narrowing to 2.13m) x 3.66m (narrowing to 3)

Modern Kitchen with integrated appliances.

**Conservatory**

Doors to rear garden

**First Floor Landing**

Doors to all rooms.

**Bedroom One**

15'(into fitted wardrobes) x 8' (4.57m(into fitted wardrobes) x 2.44m)

**Bedroom Two**

10' x 7' (3.05m x 2.13m)

**Bedroom Three**

10' x 5'10" (inclusive of cupboard) (3.05m x 1.78m (inclusive of cupboard))

**Bathroom**

Fully tiled bathroom comprising of panel enclosed bath with closed couple WC and vanity wall mounted hand basin.

**Rear Garden**

Patio area leading to lawn and access to Garage.

**Garage**

Attached to side.

**REFERENCE**

CH6472/EB/EB/PL LANES CHESHUNT ESTATE AGENTS

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	

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 is given. Made with Metaphor C2024.

**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.

