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**55 Westmeade Close Rosedale, Cheshunt, Waltham Cross, EN7 6JR**

**£420,000**

Situated in a quiet cul-de-sac located in 'West Cheshunt' is this Three bedroom semi detached house. The property has many benefits to include first floor bathroom, ground floor W.C, garage enblock, newly fitted kitchen, potential to extend (stpp) and more. Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment.

### **Entrance Hall**

Doors leading to Lounge, Kitchen/Diner, stairs to First Floor Landing and Downstairs WC

### **Downstairs WC**

Closed-Couple WC with vanity hand basin and mixer tap. Frosted window to side aspect.

### **Lounge**

14'9" x 11'2" (4.50m x 3.40m)

Double glazed window to front aspect over-looking front garden and fireplace.

### **Kitchen/Diner**

15'10" x 11'4" (4.83m x 3.45m)

Eye and base level units throughout, fitted cooker with electric hobs and extractor hood. Integrated fridge/freezer, washing machine, dishwasher and stainless steel sink with drainer. Space for dining table and French doors leading to garden.

### **First Floor Landing**

Doors leading to all rooms and airing cupboard.

### **Bedroom One**

15'9" x 9'4" (4.80m x 2.84m)

Window to front aspect and fitted wardrobes.

### **Bedroom Two**

11'3" x 9" (3.43m x 2.74m)

Window to rear aspect.

### **Bedroom Three**

11'6" x 6'6" (3.51m x 1.98m)

Window to rear aspect.

### **Bathroom**

Panel-enclosed bath with mixer tap and shower attachment. Closed-Couple WC with pedestal hand basin and pillar taps. Tiled walls and flooring with heated towel rail.

### **Front Exterior**

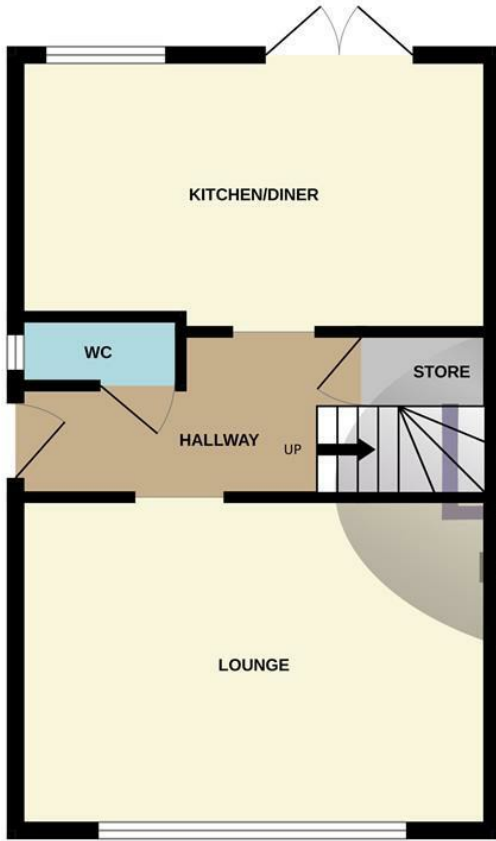
Flower beds with path to front door.

### **Rear Exterior**

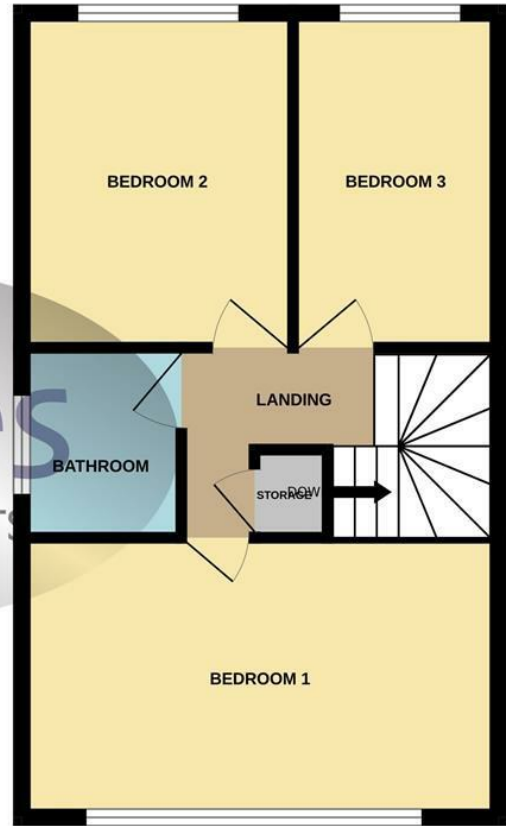
Patio paved with path alongside lawn to timber shed. Tap and side access.

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GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.

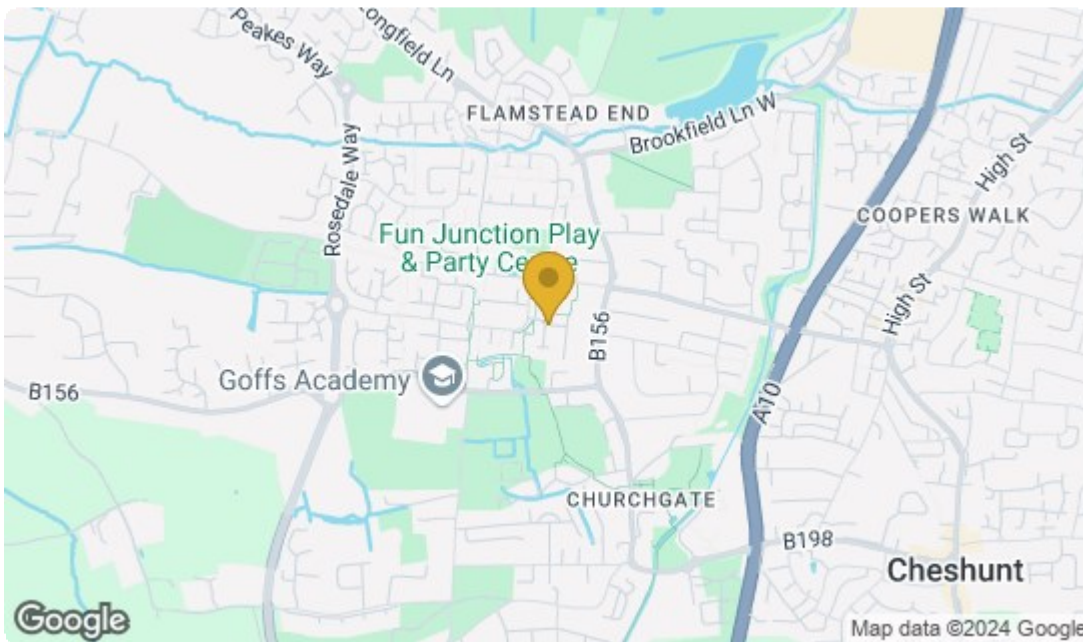


1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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>		<b>86</b>
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	<b>60</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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