

Lanes

ESTATE AGENTS

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30. Rushleigh Avenue, Cheshunt, Waltham Cross, EN8 8PU

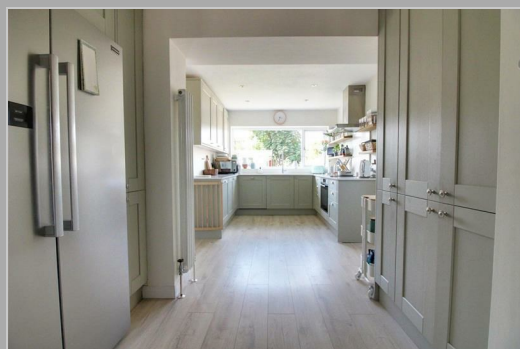
£575,000

Welcome to Rushleigh Avenue, Cheshunt - a four semi-detached house that boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there's plenty of room for the whole family to enjoy.

Step outside into the beautiful garden and discover a fantastic garden office - ideal for those who work from home or need a quiet space to focus. The lounge and dining room offer comfortable spaces to unwind and enjoy quality time with family and friends.

No need to worry about parking, as this property provides parking at the rear for your convenience. The property also boasts a ground floor cloakroom, first floor bathroom with a separate W.C. Whether you're hosting a gathering or simply enjoying a peaceful evening at home, this property has everything you need.

Don't miss out on the opportunity to make this house your own - book a viewing today and start picturing your life in this wonderful home on Rushleigh Avenue!



Door to
Hallway
Cloakroom
Lounge Area
 11'9 x 19'8 narrowing to 9'7 (3.58m x 5.99m narrow to 2.92m)
Dining Area
 11'11 x 9'7 (3.63m x 2.92m)
Kitchen
 18'8 x 9'6 to widest points (5.69m x 2.90m to widest points)

First Floor Landing
Bedroom
 11'10 x 10'1 (3.61m x 3.07m)

Bedroom
 11'10 x 9'2 (3.61m x 2.79m)

Bedroom
 10'2 x 9'9 (3.10m x 2.94m)

Bedroom
 7'8 x 6'7 (2.34m x 2.01m)

Bathroom

Separate W.c

Front

Rear

patio area, laid lawn, wood built office, garage and carport.

Reference

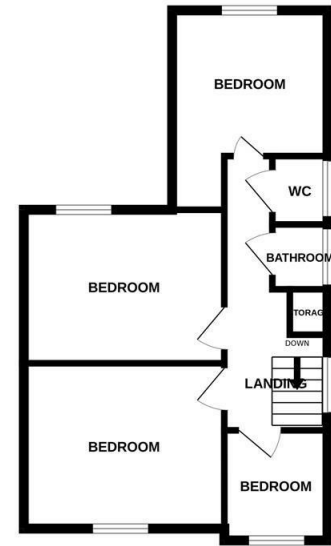
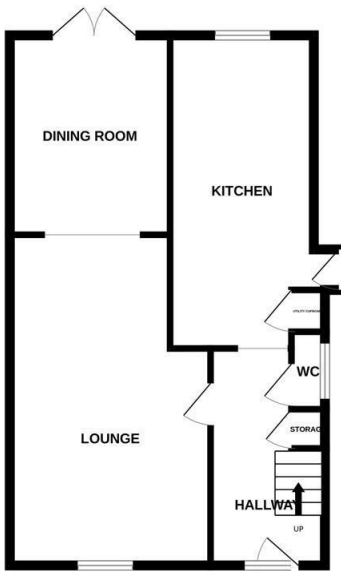
CH6472/PL/PI/PL/04092024 - Cheshunt Estate Agent

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		
		80
	55	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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, 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.

