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## 25 Rushleigh Avenue, Cheshunt, Waltham Cross, EN8 8QB

**£568,000**

Welcome to Rushleigh Avenue, Cheshunt - a charming location that could soon be your new home! This delightful four bedroom semi-detached house boasts a spacious kitchen/living area, perfect for entertaining guests or simply relaxing with your loved ones., With one reception room and a convenient ensuite, this property offers both comfort and functionality.

Imagine preparing your favourite meals in the modern kitchen, complete with all the necessary amenities. The ground floor cloakroom adds a touch of convenience to your daily routine, while the off-street parking ensures you never have to worry about finding a space for your vehicle.

Located in a desirable area, this property provides easy access to local amenities, schools, and transport links, making it ideal for families or professionals alike. Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful community. Book a viewing today and take the first step towards your new beginning at Rushleigh Avenue!





Door To

Hallway

Cloakroom

Lounge

11'8 x 12'0 narrowing to 9'6 (3.56m x 3.66m narrowing to 2.90m)

Kitchen/Living area

20'8 x 16'6 to widest points (6.30m x 5.03m to widest points)

First Floor Landing

Bedroom

12'9 x 10'7 to widest points (3.89m x 3.23m to widest points)

Bedroom

10'9 x 10'7 (3.28m x 3.23m)

Bedroom

7'0 x 6'8 (2.13m x 2.03m)

Bathroom

Second Floor Landing

Bedroom

18'1 x 11'6 to widest point (5.51m x 3.51m to widest point)

En-suite

Front

Off street parking

Rear

Laid lawn and garage

Reference

CH6501/EB/PL/PL/04092024 - Cheshunt Estate Agent

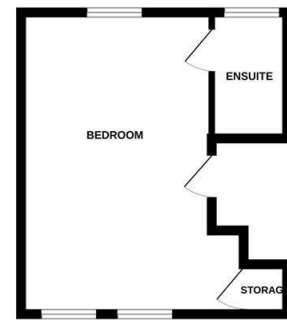
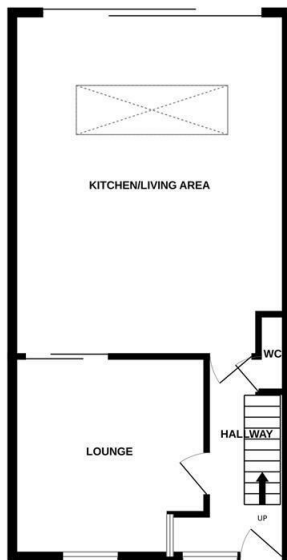
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	83
England & Wales		EU Directive	

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	

GROUND FLOOR

1ST FLOOR

2ND 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.



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