

# Lanes

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**52 Barrow Lane, Cheshunt, EN7 5LR**

**£499,995**

Welcome to this charming three-bedroom chalet style bungalow located on the serene Barrow Lane in the sought-after area of West Cheshunt. This property boasts a spacious kitchen/diner and through lounge, perfect for hosting family/friends.

With an upstairs bathroom and a convenient downstairs shower room, this bungalow offers both comfort and practicality. The semi-detached layout provides a sense of privacy and tranquillity, perfect for those seeking a peaceful retreat.

This property offers ample space for you to personalise and make it your own. The driveway ensures convenient parking for you and your visitors, while the rear garden provides a lovely outdoor area to enjoy some fresh air or host summer gatherings.

Nestled in a quiet location, this bungalow offers a peaceful escape from the hustle and bustle of everyday life, yet it is still within reach of local amenities and transport links. Don't miss the opportunity to make this charming property your new home in beautiful West Cheshunt.





**Driveway**

Paved with parking for multiple cars

**Kitchen/Diner**

14'8" x 13'7" (4.47m x 4.14m)

Eye and base level units with worksurfaces, fitted oven and gas hob with extractor hood, space for appliances. Stairs to First Floor Landing, door to side access, window to front aspect and doors leading to all other ground floor rooms.

**Through Lounge**

31' x 11'8" (narrowing to 10'10") (9.45m x 3.56m (narrowing to 3.30m))

Window to front aspect and sliding door to Rear Garden.

**Bedroom One**

15'4" (into fitted wardrobes) x 9'7" (4.67m (into fitted wardrobes) x 2.92m )

Ground floor bedroom, fitted wardrobes and window to rear aspect.

**Downstairs Shower Room**

Shower cubicle, closed couple wc with vanity hand basin and tap. Heated towel rail and frosted window to side aspect.

**Bedroom Two**

14'5" x 10'4" restricted head height (4.39m x 3.15m restricted head height)

Eaves storage windows to front and rear aspect

**Bedroom Three**

8'3" x 6'11" restricted head height (2.51m x 2.11m )

Window to rear aspect.

**Upstairs Bathroom**

Panel enclosed bath with shower attachment, close3d couple wc with vanity hand basin and window to front aspect. (Restricted head height)

**Rear Garden**

Patio paved area leading to lawn surrounded by flower bed borders. Side access to Driveway.

**REFERENCE**

CH6519 EB/EB/PL LANES 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		
		85
	66	
<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) 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		
<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, rooms and any other items are approximate and no responsibility is taken for any 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. Made with Metropix ©2024

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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.

