

# Lanes

ESTATE AGENTS

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158 Hammondstreet Road, Cheshunt, EN7 6NY

**£350,000**

A two bedroom end of terrace cottage situated in West Cheshunt and is within easy reach of bus services and Tesco Express. The property benefits from a kitchen/breakfast room, separate lounge, ground floor bathroom and two double bedrooms on the first floor. Call now to view!





Door To

Hallway

Lounge

12'8 x 10'8 (3.86m x 3.25m)

Kitchen/Breakfast room

10'8 x 9'8 (3.25m x 2.95m)

Bathroom

First Floor Landing

10'9 x 9'9 into fitted wardrobe (3.28m x 2.97m into fitted wardrobe)

Bedroom

10'9 x 9'9 into fitted wardrobe (3.28m x 2.97m into fitted wardrobe)

Bedroom

10'10 x 9'10 (3.30m x 3.00m)

Loft Room

Currently used as study. Windows

Front Garden

Rear Garden

Reference

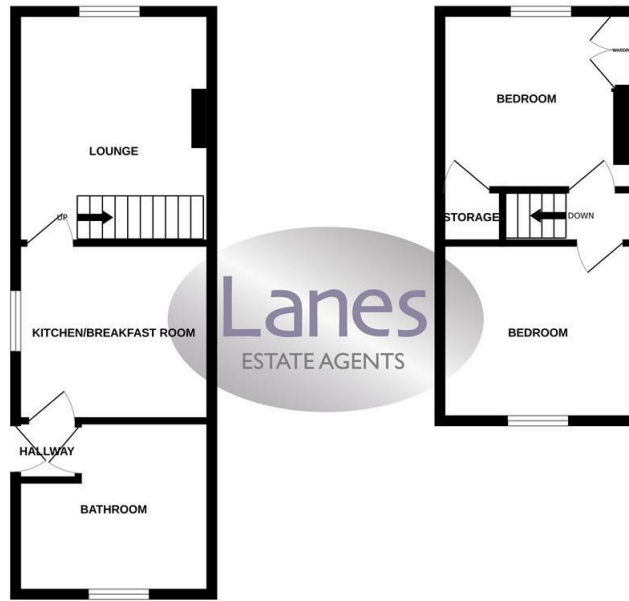
CH6518/EB/PL/PL/16102024 - Cheshunt Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</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



While every attempt has been made to ensure the accuracy of the floorplans 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 purchasers. The services, fixtures and fittings shown have not been tested and no guarantee is given for their operation or efficiency with green. Made with Metropex G2025.

**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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