

# Lanes

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**133 Windmill Lane, Cheshunt, Waltham Cross, EN8 9AR**

**Guide Price £425,000**

Welcome to Windmill Lane, Cheshunt - a charming location that could be the perfect setting for your new home! This delightful terraced house boasts a warm and inviting atmosphere with its open plan lounge/diner, three bedrooms, and a well-appointed modern bathroom.

Situated within walking distance to Cheshunt train station, this property offers convenient direct links into London, making it ideal for commuters or those who enjoy exploring the city. The landscaped rear garden provides a tranquil outdoor space where you can relax and unwind after a busy day.

In addition to its excellent location, this home is also close to good schools and amenities, ensuring that all your daily needs are easily met.

Don't miss out on the opportunity to make this house your new home!



**Door To:**

**Lounge/Diner**

21'5 x 11'4 narrowing to 10'11 (6.53m x 3.45m narrowing to 3.33m)

**Kitchen**

9'6 x 8'4 (2.90m x 2.54m)

**Garden Room**

12'3 x 5'1 (3.73m x 1.55m)

**Utility Area**

**Bathroom**

**First Floor Landing**

**Bedroom One**

14'1 x 10'4 into fitted wardrobe (4.29m x 3.15m into fitted wardrobe)

**Bedroom Two**

10'10 x 8'10 (3.30m x 2.69m)

**Bedroom Three**

9'7 x 8'6 (2.92m x 2.59m)

**Front Garden**

**Rear Garden**

**Reference**

CH6517/EB/EB/EB/15/10/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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			
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 plots, 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 the guarantee is not transferable to efficiency and the plan. Made with Metronix iC024

**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.

