



Estate Agents • Lettings • Land & New Homes



**65 Markwick Avenue, Cheshunt, Waltham Cross, EN8 9FP**

**£535,000**

Nestled on Markwick Avenue, Cheshunt, this charming link-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family.

The house boasts a convenient garage and driveway, providing off-street parking and additional storage options. Situated within a sought-after development, residents will appreciate the peaceful surroundings and community spirit that this area offers. Furthermore, the property is ideally located close to reputable schools, making it an excellent choice for families with children.

This link-detached home combines practicality with a warm and inviting atmosphere, making it a perfect place to create lasting memories. Do not miss out on this fantastic opportunity, call now!



### Entrance Hall

Door to Lounge and Downstairs WC

### Downstairs WC

### Lounge

21'7" x 11'5" (narrowing to 9'11") (6.58m x 3.48m (narrowing to 3.02m))

Stairs to First Floor Landing and Kitchen/Diner

### Kitchen/Diner

14'6" x 11' (4.42m x 3.35m)

Eye and base level units with worksurfaces throughout, integrated appliances. Space for table and doors to Kitchen.

### First Floor Landing

Doors to all rooms

### Bedroom One

11 x 10' (opening to 14'6" into fitted wardrobe) (3.35m x 3.05m (opening to 4.42m into fitted wardrobe))

Door to En-Suite and fitted wardrobe

### En-Suite

### Bedroom Two

14'4" x 7'2" (4.37m x 2.19m)

### Bedroom Three

10'6" x 7'2" (3.20m x 2.18m)

### Bathroom

### Rear Garden

Patio area leading to lawn and door to Garage

### Garage

19'7" x 11'1" (5.97m x 3.38m)

### Reference

CH6531 EB/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	
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 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. Made with Metroplan ©2025

#### 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.

