

# Lanes

ESTATE AGENTS

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## 22 Newnham Parade College Road, Cheshunt, Waltham Cross, EN8 9NU

**£245,000**

Nestled in the heart of Cheshunt's Town Centre, this split-level three-bedroom maisonette offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants, all just a stone's throw away.

The well-designed layout includes a downstairs WC, adding to the practicality of the home. The three generously sized bedrooms are ideal for families or those seeking extra space for guests or a home office.

The maisonette is also conveniently located near Cheshunt Station, making it an excellent choice for commuters looking to travel into London or other nearby areas. This property not only offers a comfortable living environment but also the advantage of being in a bustling community with excellent transport links.

In summary, this delightful maisonette on College Road is a fantastic opportunity for anyone looking to enjoy the benefits of town centre living while having the comfort of a spacious home. Don't miss the chance to make this property your own.



Door To  
Hallway  
W.C

**Lounge**  
19'1 x 9'3 opening to 12'2 (5.82m x 2.82m opening to 3.71m)

**Kitchen**  
9'10 x 7'8 (3.00m x 2.34m)

**First Floor Landing**

**Bedroom**  
10'10 x 9'6 into fitted wardrobe (3.30m x 2.90m into fitted wardrobe)

**Bedroom**  
10'10 x 8'11 (3.30m x 2.72m)

**Bedroom**  
9'4 x 8'0 (2.84m x 2.44m)

**Wet Room**

**Reference**

CH6530/EB/EB/EB/03012025 - 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		67	76
(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 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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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.

