



2 Varney Close, Cheshunt, Waltham Cross, EN7 6LU

£615,000



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Welcome to Varney Close, West Cheshunt, this charming end-terrace house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting five bedrooms, this property also features an adaptable office space that can easily serve as a sixth bedroom, catering to the needs of a growing family or those requiring additional work-from-home space.

The ground floor is designed for modern living, with a delightful through lounge and dining area that creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The layout allows for a seamless flow between spaces, enhancing the overall functionality of the home.

The property offers the potential for further extension, allowing you to tailor the space to your personal preferences and requirements. Outside, the west-facing rear garden provides a lovely outdoor retreat, ideal for enjoying the afternoon sun and hosting summer gatherings.

Located in the sought-after West Cheshunt area, this home is well-positioned for local amenities, good schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this end-terrace house on Varney Close is a fantastic opportunity to acquire a spacious family home with the potential for further enhancement. With its versatile living spaces, ample parking, and a lovely garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your own.



Driveway

Porch

Entrance Hall

Lounge/Diner

24'5" x 11'6" (narrowing to 10'4") (7.44m x 3.51m (narrowing to 3.15m))

Kitchen

10'8" x 7'1" opening to 15'8" (3.25m x 2.16m opening to 4.78m)

Utility Room

Downstairs WC

Office/Bedroom Six 12'7" x 7'10" (3.84m x 2.39m)

First Floor Landing

Bedroom One 13'2" x 10'3" (4.01m x 3.12m)

Bedroom Two

11'2" x 10'3" into fitted wardrobes (3.40m x 3.12m into fitted wardrobes)

Bedroom Three 10'3" x 7'11" (3.12m x 2.41m)

Bedroom Four

max points 11'2" x 7'11" (max points 3.40m x 2.41m)
L Shape

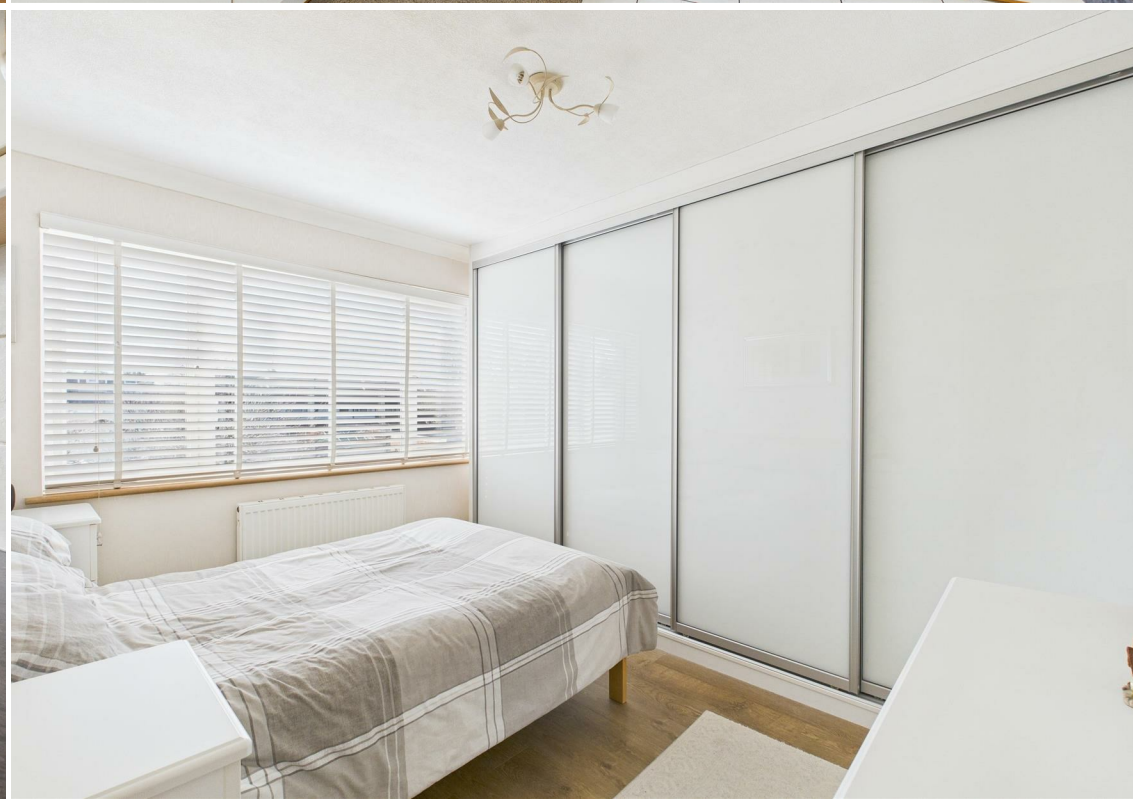
Bedroom Five 7' x 6'3" (2.13m x 1.91m)

Shower Room

Rear Garden

REFERENCE

CH6548 LANES CHESHUNT ESTATE AGENT



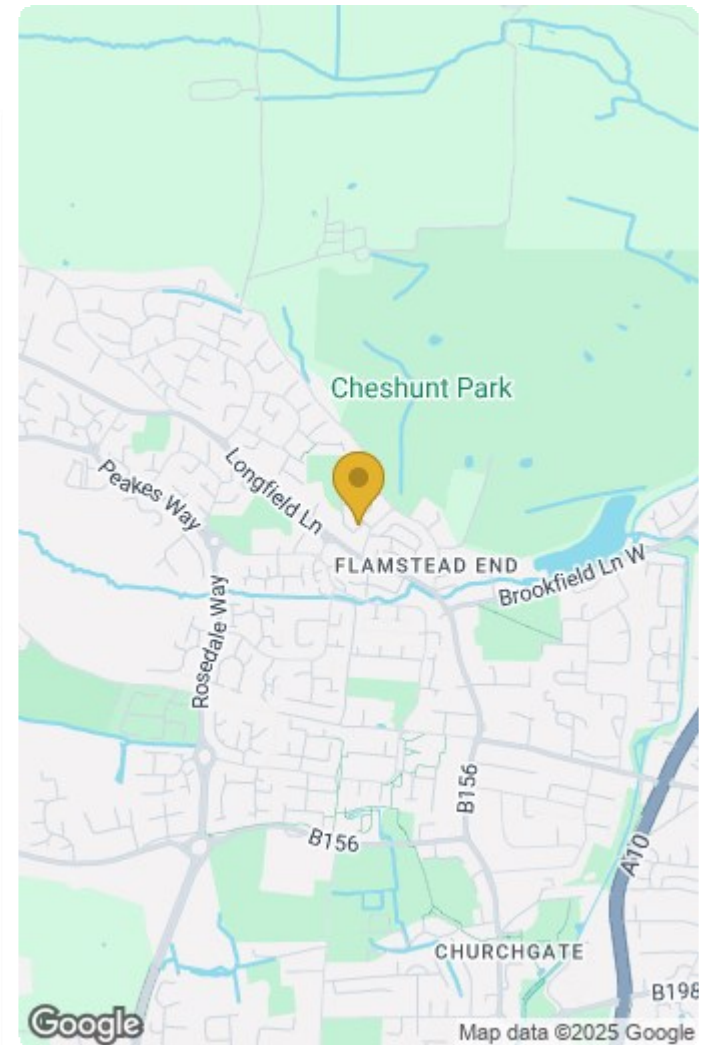




Floor 0



Floor 1



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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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