



46 Aldermere Avenue, Cheshunt, Waltham Cross, EN8 0FE
£425,000



46 Aldermere Avenue, Waltham Cross, EN8 0FE

Situated on Aldermere Avenue in West Cheshunt is this well-presented Three Bedroom End of Terrace Home. The property comprises of a spacious Lounge, modern Kitchen/Diner, En-Suite to Bedroom One and much more. The property also comes with a garage and a parking space. Viewing is highly recommended! Call Now!



Entrance Hall

Welcoming entrance hall with doors leading to all rooms. Under stair storage.

Downstairs WC

Closed Couple WC with hand basin and radiator.

Lounge

15'1" x 11" (4.60m x 3.35m)

Radiator and french doors leading to garden

Kitchen/Diner

14" x 8" (4.27m x 2.44m)

Fitted electric cooker with gas hob and extractor hood. Eye and base level units, rolltop work surfaces and stainless steel sink with drainer and mixer tap. Integrated washer/dryer, fridge/freezer and dishwasher. Space for table. Double glazed window to front aspect.

First Floor Landing

Loft access, airing cupboard and doors leading to all rooms.

Bedroom One

9" x 8'1" (2.74m x 2.46m)

Double glazed window to rear aspect, radiator, fitted wardrobe and door leading to En-Suite.

En-Suite

Shower, Pedestal hand basin with mixer tap and closed couple WC. Heated towel rail and frosted window to side aspect.

Bedroom Two

9" x 8'1" (2.74m x 2.46m)

Double glazed window to front aspect, radiator and fitted wardrobe.

Bedroom Three

6'1" x 8" (1.85m x 2.44m)

Currently used as a walk-in wardrobe/dressing room. Fitted wardrobes, radiator and double glazed window to rear aspect.

Bathroom

Panel-enclosed bath with mixer tap and shower attachment, closed couple WC with pedestal hand basin and mixer tap. Heated towel rail and frosted window to front aspect.

Front Exterior

Garage and space in front to park one car.

Rear Exterior

Mainly laid to lawn, gate leading to side access.

Garage

Up and over door

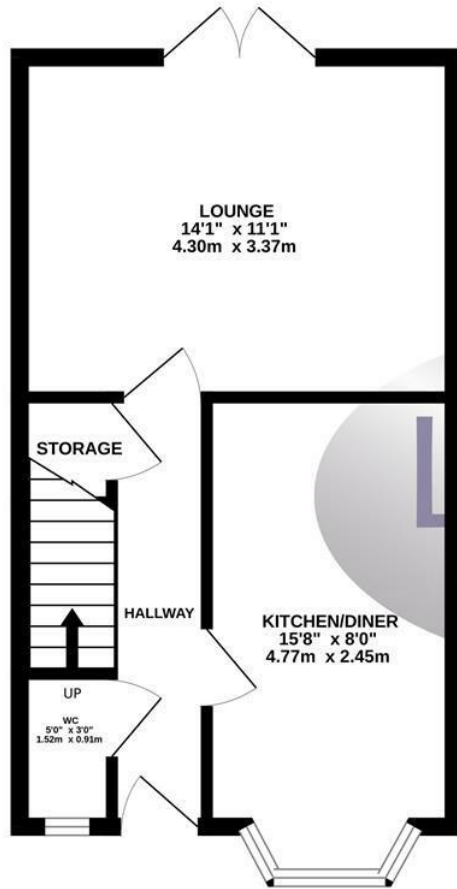
17" x 5" (5.18m x 1.52m)

CHESHUNT ESTATE AGENT

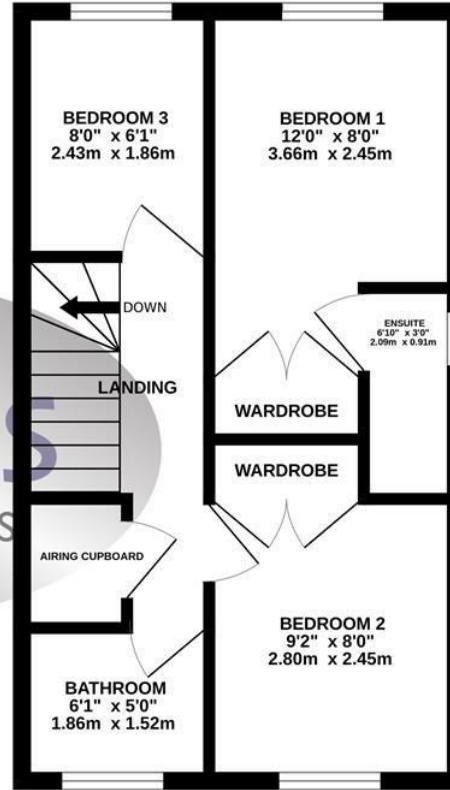




GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



Lanes
ESTATE AGENTS

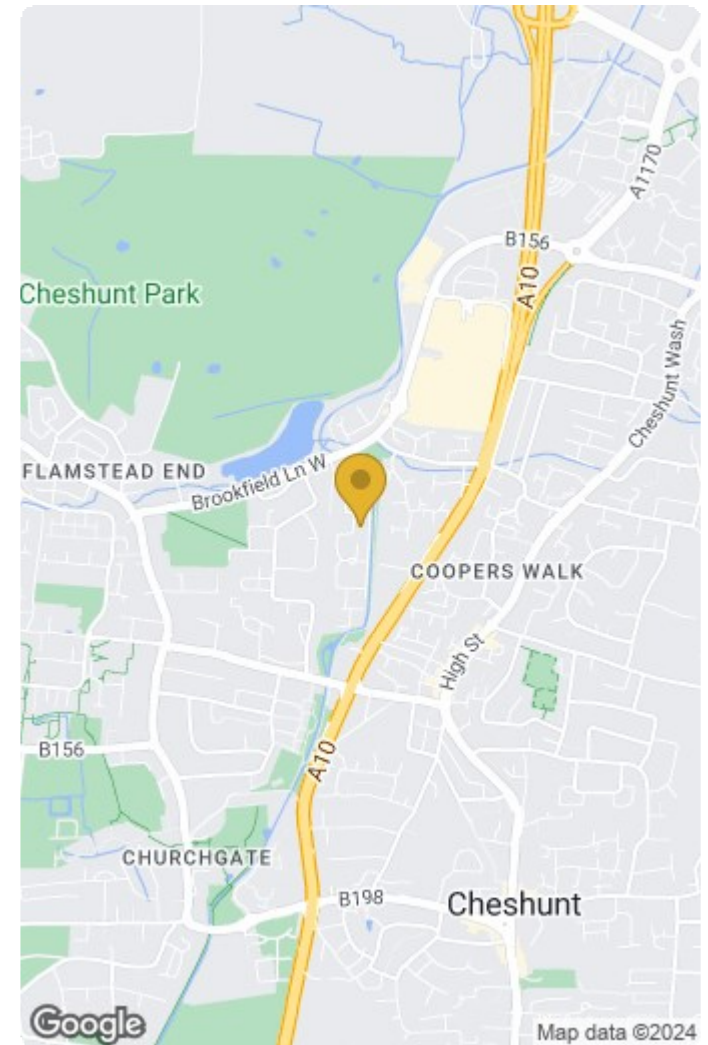
TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

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 Metropix ©2023

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.



Energy Efficiency Rating		Class	Score
Very energy efficient	Lower running costs	A	84
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
Not energy efficient	Higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Score
Very environmentally friendly	Lower CO ₂ emissions	A	84
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
(1-20)			
Not environmentally friendly	Higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

