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52 Isabel Gate, Cheshunt, Waltham Cross, EN8 0XL

£340,000

Lanes are pleased to present this two bedroom cluster house situated on the Thomas Rochford Estate in Turnford. The property benefits from gas central heating, double glazing, first floor bathroom, own garden and two allocated parking spaces. Offered chain free!

Door to

Lounge

12'0 x 12'0 (3.66m x 3.66m)

Kitchen

12'0 x 6'0 (3.66m x 1.83m)

First Floor Landing

Bedroom One

9'10 x 9'0 (3.00m x 2.74m)

Bedroom Two

8'10 x 6'0 (2.69m x 1.83m)

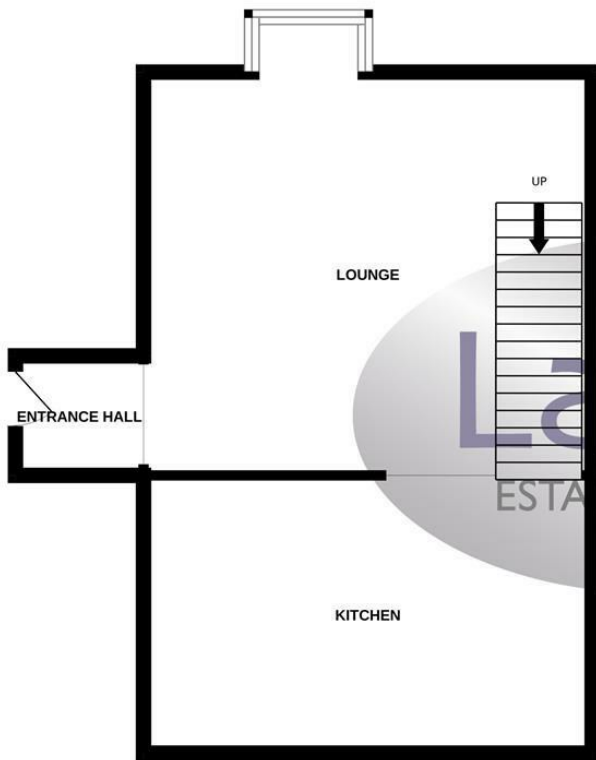
Bathroom

Garden

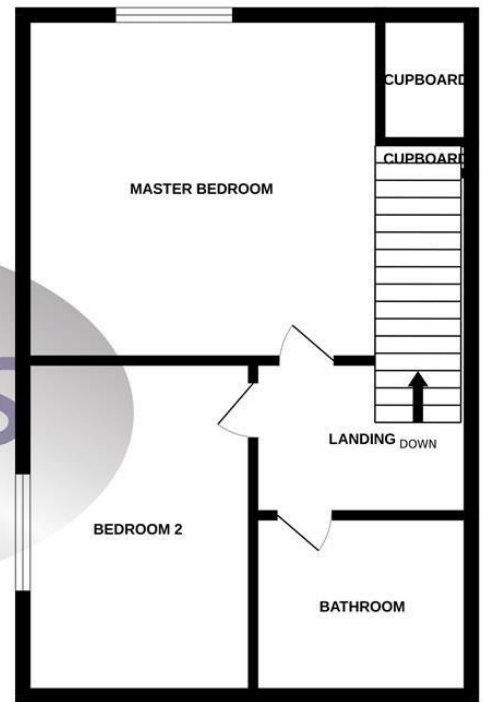
Reference

CH6420/PL/PL/PL/03012024 - Cheshunt Estate Agent

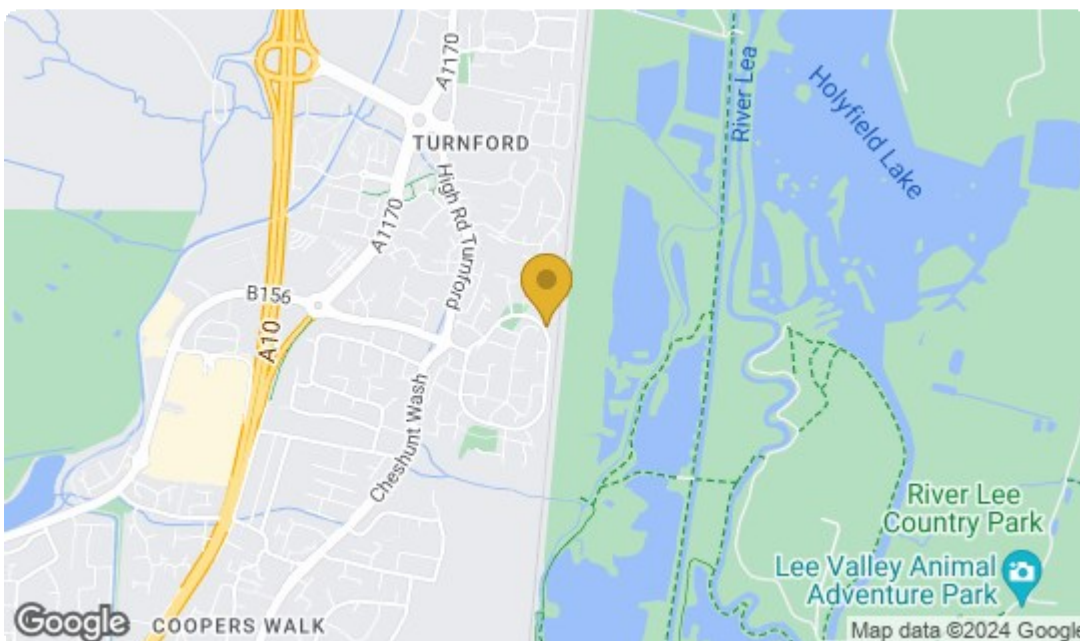
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
	(81-91) B		
	(69-80) C	71	
	(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 ₂) Rating			
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 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.

