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174 Aldermere Avenue, Cheshunt, Waltham Cross, EN8 0FG

£440,000

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 two parking spaces. Viewing is highly recommended! Call Now!

'Aldermere Avenue' is also in close proximity to 'Brookfield Retail Park' with a vast array of shops, clothing stores, restaurants and eateries.

Would be ideal as a Family Home or for a First Time Buyer!

Call Now!

Front Exterior

Two Flowerbeds either side of entrance path.

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' x 11' (4.57m x 3.35m)

Radiator and french doors leading to garden

Kitchen/Diner

12'11" plus bay window " x 8" (3.94m plus bay window "
x 2.44m)

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

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. Towel rail and frosted window to front
aspect.

Rear Exterior

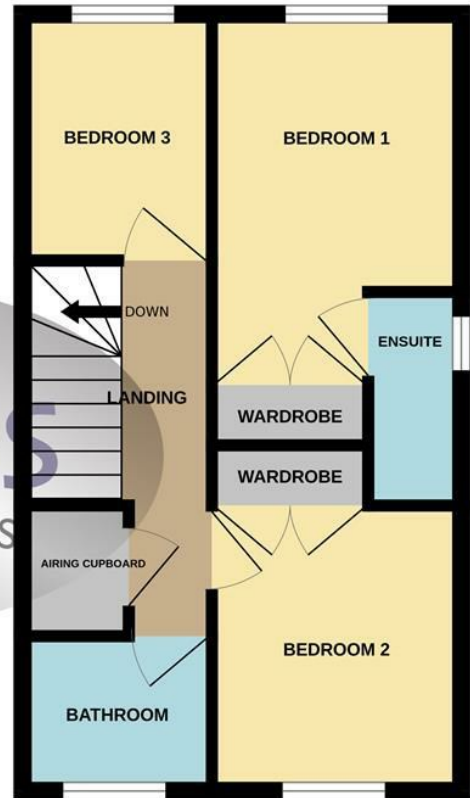
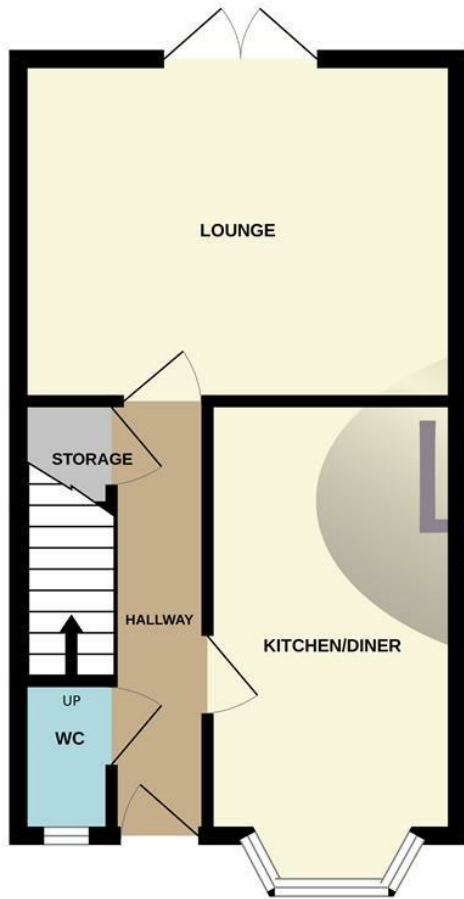
Mainly laid to lawn, with decking area, gate leading to
rear access and parking spaces.

Parking

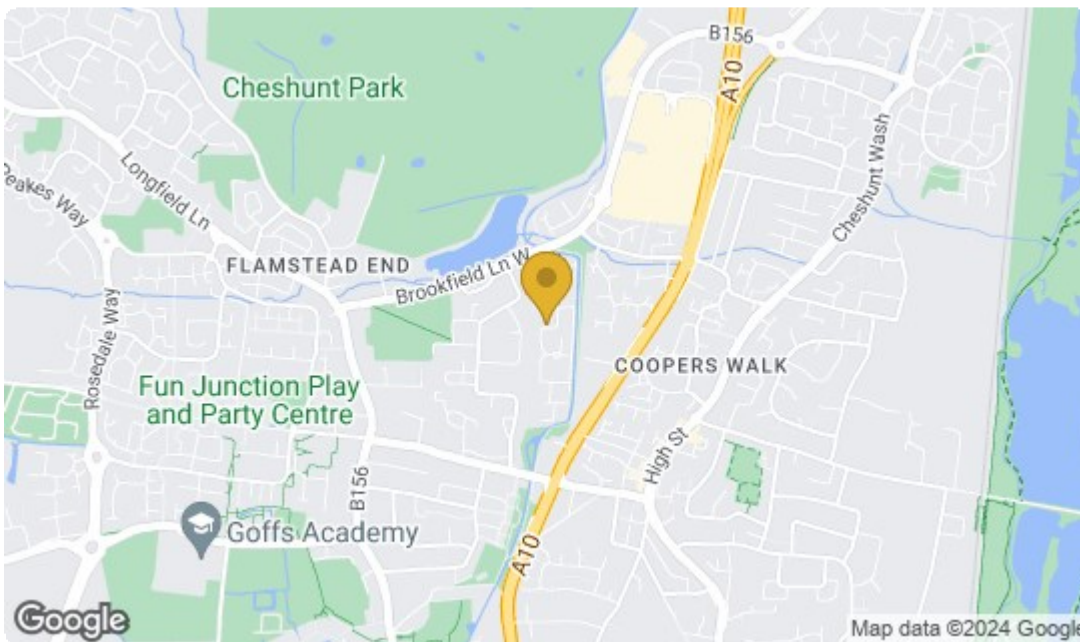
Two parking spaces to rear.

REFERENCE

LANES CHESHUNT ESTATE AGENT



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		76	
(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 (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.

