



41 Blindmans Lane, Cheshunt, Waltham Cross, EN8 9DW

£700,000



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Located within walking distance to Cheshunt Train Station, 'The Old Ponds' local shops and amenities is this Five bedroom semi-detached family home. The property is situated within the catchment area of 'Burleigh Primary School' and has many benefits to include off street parking for multiple vehicles, garage to rear, ground floor wet room, first floor bathroom with an additional ensuite, three bedrooms on the first floor, two bedrooms/additional reception rooms on the ground floor, large 25' kitchen/diner with Bi-Folding doors leading to the rear garden and much more. This property is larger than average and viewing is highly recommended. Call now to avoid disappointment.



Inner Hallway

Frosted double glazed window to front aspect, laminate wood flooring, radiator, spotlights, stairs leading to first floor landing, under stair storage cupboard, doors leading to lounge, kitchen/diner, wet room, bedroom four/reception two and bedroom five/office.

Lounge

16'4" x 10'9" (4.98m x 3.28m)

Laminate wood flooring, spotlights and access leading to kitchen/diner.

Kitchen/Diner

25'4" x 21'6" narrowing to 7'9" (7.72m x 6.55m narrowing to 2.36m)

(T-Shape) Dual aspect double glazed windows, three skylights, double glazed Bi-Folding doors leading to rear garden, eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric double oven with electric hob and extractor hood, integrated fridge/freezer, two radiators, spotlights, tiled floor and door leading to utility Room.

Utility Room

8'10" x 8'6" (2.69m x 2.59m)

Double glazed window to side aspect, base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, integrated washing machine, tiled floor and spotlights.

Reception Two/Bedroom Four

14'2" x 10'8" (4.32m x 3.25m)

Double glazed window to front aspect, laminate wood flooring, radiator, spotlights and ceiling fan.

Office/Bedroom Five

9'6" x 8'4" (2.90m x 2.54m)

Double glazed window to front aspect, laminate wood flooring and spotlights.

Wet Room

Frosted double glazed window to side aspect, vanity sink with mixer tap, low flush W.C, wall mounted shower, spotlights, heated towel rail, tiled floor and walls.

First Floor Landing

Double glazed window to side aspect, radiator, spotlights and doors leading to all rooms.

Bedroom One

15'11" x 11'5" (4.85m x 3.48m)

Double glazed window to rear aspect, spotlights, ceiling fan, doors leading to ensuite and walk in wardrobe.

Walk In Wardrobe

9'1" x 6'1" (2.77m x 1.85m)

Spotlights.

Ensuite

Frosted double glazed window to rear aspect, double shower cubicle, vanity sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and walls.

Bedroom Two

13'4" x 9'7" (into alcove) (4.06m x 2.92m (into alcove)) (restricted head height) Double glazed window to front aspect, spotlights and radiator.

Bedroom Three

13'1" x 9'7" (into alcove) (3.99m x 2.92m (into alcove)) (restricted head height) Double glazed window to front aspect, spotlights and radiator.

Bathroom

Velux window, panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, low flush W.C, heated towel rail, spotlights, tiled floor and walls.

Exterior - Front

Pattern paved driveway for multiple vehicles, gate leading to rear garden.

Exterior - Rear

Mainly paved, artificial lawn area, gate leading to front garden, gate leading to rear access and door leading to garage.

Garage

16'1" x 10'4" (4.90m x 3.15m)

Up and over door, power and lighting.

Reference

CH6351/AX/AX/AX/110523 - CHESHUNT ESTATE AGENT





GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (158.9 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.
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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		Current	Target
Very energy efficient - lower running costs	(92 plus) A		85
(81-91) B		77	
(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		Current	Target
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	

