

Lanes

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1 Prospect Road, Cheshunt, Waltham Cross, EN8 9QX

£425,000

A three bedroom Victorian end of terrace property situated in Central Cheshunt. The property benefits from a lounge/diner, separate dining area, kitchen, ground floor shower room, front and rear gardens. The property is also within easy reach of Cheshunt Rail Station, schools and bus routes. Call now to view!



Front Garden

Hall

Window to side aspect.

Lounge/Diner

17' (narrowing to 13') x 22' (5.18m (narrowing to 3.96m) x 6.71m)

Window to front aspect and access to Kitchen/Dining Area

Kitchen

9' x 8' (2.74m x 2.44m)

Dining Area

13' x 8'11" (narrowing to 5') (3.96m x 2.72m (narrowing to 1.52m))

Access to Kitchen and doors to Lean To and Ground Floor Shower Room

Ground Floor Shower Room

Closed Couple WC with vanity hand basin. Shower Cubicle.

First Floor Landing

Loft access via hatch and built in ladder and doors leading to all rooms.

Bedroom One

14' (into fitted wardrobes) x 11' (4.27m (into fitted wardrobes) x 3.35m)

Bedroom Two

11' x 8' (3.35m x 2.44m)

Bedroom Three

8' x 7' (2.44m x 2.13m)

Lean To

Rear Garden

Reference

CH6461/EB/EB/PL/23052024 - Cheshunt Estate Agent

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 (CO ₂) 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	



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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 layout, materials and appliances shown here are based on the information given to the agent and are not intended to be taken as a guarantee. Made with Metropix (2024)

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.

