

Lanes

ESTATE AGENTS

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9A Vincent Close, Cheshunt, EN8 0RR

£525,000

Welcome to this charming detached house located on Vincent Close in the desirable area of Cheshunt. This delightful property is set over three floors, offering ample space for both relaxation and entertainment.

Upon entering, you will find an inviting reception rooms that provide a perfect setting for family gatherings or quiet evenings. The ground floor features a convenient W.C., ensuring ease of access for guests, and a large kitchen diner

The first floor boasts a well-appointed family bathroom, alongside two generously sized bedrooms. Each bedroom is designed to offer comfort and privacy, making it an ideal home for families or those seeking extra space. Notably, one of the bedrooms comes with their own en-suite, adding a touch of luxury and convenience to your daily routine. On the top floor is the master bedroom and an ensuite.

For those who appreciate a unique space, the property includes a fantastic 'Lodge' that can be transformed into a personal retreat, a games room, or a home office, depending on your needs.



Door to

Hallway

W.C

Lounge

11'4 x 15'0 (3.45m x 4.57m)

Kitchen Area

16'6 x 8'7 (5.03m x 2.62m)

Dining Area

11'0 x 11'4 (3.35m x 3.45m)

First floor landing

Bathroom

Bedroom

12'8 x 8'7 (3.86m x 2.62m)

En-suite

Bedroom

10'10 x 8'7 (3.30m x 2.62m)

Second floor landing

Master bedroom

19'5 x 9'11 narrowing to 4'4 in wardrobe area (5.92m x 3.02m narrowing to

En-suite

Rear Garden

Patio area and artificial grass

Lodge

18'10 x 9'0 (5.74m x 2.74m)

Front

Block paved for off street parking via shared drive

Reference

CH6546/PL - 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	



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.

