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6 Brandon Close, Cheshunt, Waltham Cross, EN7 6QS

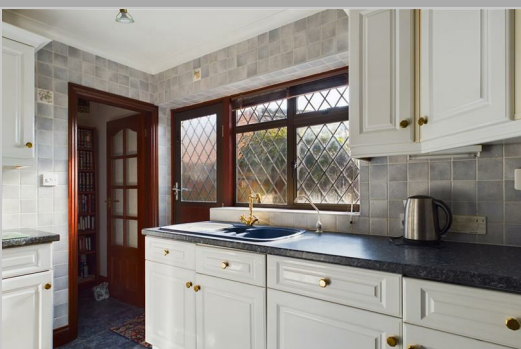
£475,000

Offers In Excess of £475,000

Nestled in the sought-after area of West Cheshunt, this charming semi-detached bungalow on Brandon Close offers a delightful blend of comfort and potential. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for a small family or someone looking to downsize.

For those with an eye for expansion, there is significant potential to extend the property further, allowing you to tailor it to your specific needs and preferences. (STPP)

The home boasts a south-west facing garden, ideal for enjoying the afternoon sun and hosting summer gatherings. Situated in a quiet cul-de-sac, residents can relish the peace and tranquillity that this location provides, making it a perfect retreat from the hustle and bustle of daily life.



Driveway

Parking for multiple cars

Entrance Hall

Doors to Kitchen and Lounge/Diner

Lounge/Diner

16'10" x 11'8" (narrowing to 10'2") (5.13m x 3.56m (narrowing to 3.10m))
Window to front aspect.

Kitchen

9'10" x 7'6" (narrowing to 5'7") (3.00m x 2.29m (narrowing to 1.70m))
Eye and base level units with worksurfaces throughout, fitted oven and hob, integrated dishwasher, door to Rear Garden.

Bedroom One

14'1" x 8'5" (4.29m x 2.57m)
Currently used as second reception room, french doors to Rear Garden

Bedroom Two

9'7" x 9'1" (2.92m x 2.77m)
Door to Rear Garden.

Bathroom

Panel enclosed bath with closed couple WC and hand basin.

Rear Garden

Access to Garage

Garage

Detached Garage and Utility Area.

REFERENCE

CH6541 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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

GROUND 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation 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 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.



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