



Estate Agents • Lettings • Land & New Homes



2 Great Stockwood Road, Cheshunt, EN7 6UJ

Chain Free £374,995

CHAIN FREE

This charming two-bedroom end-of-terrace house on Great Stockwood Road presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming Lounge/Diner, perfect for relaxing or entertaining guests, and two well-proportioned bedrooms that provide ample space for comfortable living.

The upstairs bathroom is conveniently located, featuring an en-suite shower attached to bedroom one, ensuring privacy and ease of access. This thoughtful layout enhances the functionality of the home, making it ideal for families or those looking to downsize.

One of the standout features of this property is its potential for further development. With the possibility to extend into the loft and to the rear, subject to planning permission, you can truly make this house your own and tailor it to



Entrance Hall

Lounge/Diner

15' x 12'3" (4.57m x 3.73m)

Stairs to First Floor Landing and door to Kitchen

Kitchen

12'2" x 8'1" (3.71m x 2.46m)

Fitted cooker and gas hob, eye and base level units throughout with space for appliances.

First Floor Landing

Doors leading to all rooms.

Bedroom One

12'3" x 8'11" (3.73m x 2.72m)

Fitted wardrobe, window to front aspect and door to En-Suite.

En-Suite to Bedroom One

Shower cubicle and hand basin.

Bedroom Two

12'3" x 8'3" (3.73m x 2.51m)

Fitted wardrobe and window to rear aspect.

Bathroom

Panel enclosed bath, closed couple WC and hand basin.

Rear Garden

Low maintenance garden comprising of patio and artificial lawn.

Parking

Paved Driveway to side with parking.

REFERENCE

CH6543/EB/EB/EB/18022025 - Cheshunt Estate Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	65	
(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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

