



## 34 Lucern Close, Hammond Street, Cheshunt, EN7 6UU

- AVAILABLE TO LET BY LANES LETTINGS
- DRIVEWAY FOR TWO CARS
- DESIRED AREA
- FOUR GOOD SIZE BEDROOMS

AVAILABL EARLY APRIL! Lanes Lettings are delighted to offer to this FOUR BEDROOM FAMILY HOME at Lucern Close, situated in one of the most sought after areas of Cheshunt. The property has been tastefully decorated to a high specification, offering a blend of comfort and modern living. Spanning an impressive 1,119 square feet, it would perfect for families seeking a bright and airy home.

Upon entering, you are welcomed by a separate entrance that leads into a charming reception room, ideal for both relaxation and entertaining guests. The open-plan kitchen and living area is a standout feature, designed for contemporary living, and includes a separate utility area for added convenience. Bi-folding doors seamlessly connect the indoor space to the garden, which features a patio area and low-maintenance artificial grass, making it perfect for outdoor gatherings and family fun.

£2,500



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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