

# Lanes

ESTATE AGENTS

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**10 Hornbeam Way, Cheshunt, EN7 6EZ**

**£395,000**

Welcome to the charming area of Hornbeam Way, Cheshunt, this delightful end-of-terrace house presents an excellent opportunity for those seeking a modern and comfortable home. Recently renovated throughout, the property boasts a fresh and contemporary feel, making it ideal for first-time buyers or small families.

The well-appointed kitchen is designed with functionality in mind, providing ample storage and workspace for culinary enthusiasts. The property features two well-proportioned sized bedrooms, each offering a peaceful retreat at the end of the day.

A notable convenience of this home is the downstairs WC, which adds to the practicality of the living space. The allocated parking space ensures that you will never have to worry about finding a spot after a long day.

The location of Hornbeam Way is particularly appealing, with easy access to good local schools and transport links such as the Great Cambridge Road (A10 Motorway). This property is not just a house; it is a place where you can create lasting memories. With its modern renovations and thoughtful layout, this home is ready for you to move in and make it your own. Don't miss the chance to view this lovely property; it could be the perfect fit for your next chapter.



Entrance Hall

Downstairs Wc

Kitchen

9'3" x 6'7" (2.82m x 2.01m)

Lounge/Diner

15'2" x 13'2" (4.62m x 4.01m)

First Floor Landing

Bedroom One

13'1" x 9'4" (3.99m x 2.84m)

Fitted Wardrobes

Bedroom Two

9'7" x 9'5" (2.92m x 2.87m)

Fitted Wardrobe

Bathroom


Rear Garden

Rear Access

Allocated Parking Space

REFERENCE

CH6557 LANES CHESHUNT ESTATE AGENT

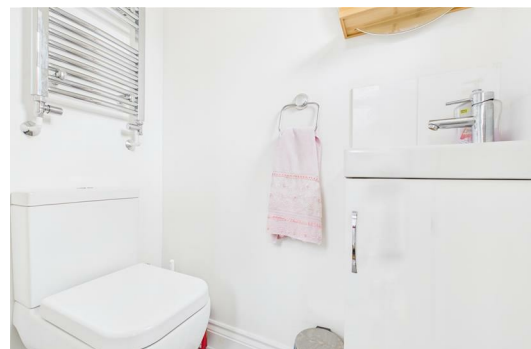
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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		
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.



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