

# Lanes

ESTATE AGENTS

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**38 Grovedale Close, Cheshunt, Waltham Cross, EN7 5NE**

**Offers Over £475,000**

\*OFFERS INVITED\*

Welcome to Grovedale Close, Cheshunt, this delightful end-terrace house offers a perfect blend of comfort and practicality for modern family living. With three well-proportioned bedrooms, this property is ideal for those seeking a spacious home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The ground floor also features a convenient W.C., enhancing the functionality of the living space. The heart of the home is undoubtedly the kitchen/diner, which is designed to be both stylish and practical, making it an excellent area for family meals and gatherings.

On the first floor, you will find a well-appointed bathroom, ensuring that the needs of the household are met with ease. Additionally, the property boasts a versatile dressing area off bedroom two that can easily be transformed



Door To

Hallway

W.C

Lounge Area

16'8 x 12'8 into stairs (5.08m x 3.86m into stairs)

Dining Area

11'11x 9'2 (3.63mx 2.79m)

Kitchen/Diner

23'4 x 7'0 opening to 16'1 (7.11m x 2.13m opening to 4.90m )

L-shaped

First Floor Landing

Bedroom One

12'7 x 10'2 into fitted wardrobe (3.84m x 3.10m into fitted wardrobe)

Bedroom Two

12'6 x 8'10 (3.81m x 2.69m)

Arch to

Dressing Area/ Play Room

10'1 x 7'4 (3.07m x 2.24m)

Bedroom Three

9'6 x 7'6 (2.90m x 2.29m)

Bathroom

Front Garden

Rear Garden

Reference

CH6551/PL/07032025 - 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 <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.

