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67 Granby Park Road, Cheshunt, Waltham Cross, EN7 6HX

Offers Over £450,000

Welcome to the quiet cul-de-sac of Granby Park Road, Cheshunt, this charming semi-detached house offers a delightful blend of comfort and modern living. This property is ideal for families seeking a welcoming home.

Upon entering, you are greeted by an entrance hall leading to the kitchen and spacious lounge/diner that provides a perfect space for relaxation and entertaining. The newly fitted upstairs bathroom adds a touch of contemporary elegance, ensuring convenience for all family members.

The property boasts a landscaped rear garden, a wonderful outdoor space for children to play or for hosting summer gatherings with friends and family. The garden is designed to be both beautiful and easy to maintain, allowing you to enjoy your leisure time without the burden of extensive upkeep.

For those with vehicles, the property offers ample parking for two vehicles, including a driveway and a garage, providing both security and ease of access.



Entrance Hall

Kitchen

11'4" x 7'4" (3.45m x 2.24m)

Lounge/Diner

18'7" x 13'9" (5.66m x 4.19m)

Conservatory

12'7" x 10'5" (3.84m x 3.18m)

First Floor Landing

Bedroom One

13'10"(into fitted wardrobes) x 8'10" narrowing to (4.22m(into fitted wardrobes) x 2.69m narrowing to)

Bedroom Two

10'8" x 7'3" (3.25m x 2.21m)

Bedroom Three

7'7" x 6'3" (2.31m x 1.91m)

Bathroom

Rear Garden

REFERENCE

CH6542 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	93
(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 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.



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