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**55. Aldermere Avenue, Cheshunt, Waltham Cross, EN8 0FE**

**£485,000**

Nestled in the desirable area of Aldermere Avenue, Cheshunt, this charming semi-detached house offers a perfect blend of comfort and practicality, this three bedroom home is ideal for families or those seeking extra space. The property boasts a spacious reception room, providing a welcoming area for relaxation and entertaining guests.

The kitchen/breakfast room is a delightful feature, designed to be both functional and inviting, making it the perfect spot for family meals or casual dining. Additionally, the utility room adds convenience, allowing for efficient laundry and storage solutions.

This residence includes two bathrooms, one of which is an ensuite, ensuring that morning routines are both private and convenient. A ground floor W.C. further enhances the practicality of the layout, making it easy for guests to access.





Door to

Hallway

W.C

Lounge

15'9 x 10'5 (4.80m x 3.18m)

Kitchen/Breakfast Room

15'9 x 8'1 opening to 13'8 (4.80m x 2.46m opening to 4.17m)

utility Room

First Floor Landing

Bedroom One

10'5 x 9'5

En-suite

Bedroom Two

11'10 x 7'10 (3.61m x 2.39m)

Bedroom Three

8'5 x 7'6 (2.57m x 2.29m)

Bathroom

Garage

Now used as storage and a office

Rear

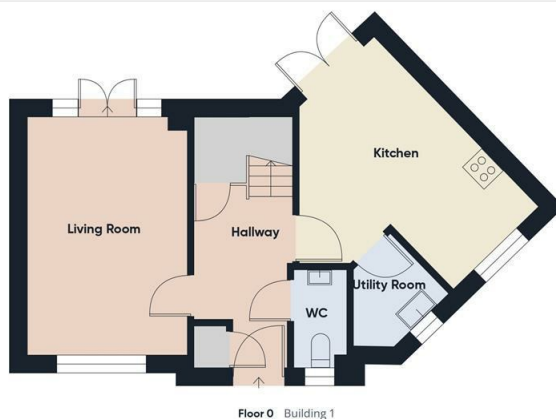
Artificial grass

Reference

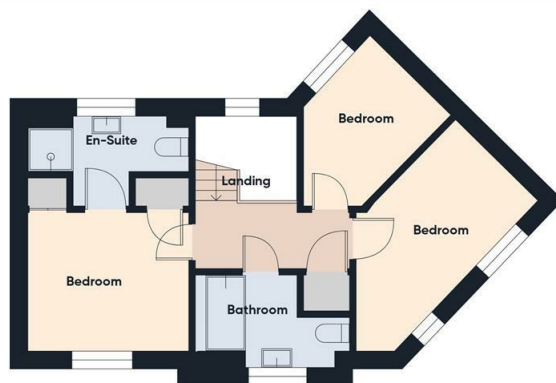
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU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



Floor 0 Building 1



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#### 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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