



9 Woodcote Close, Cheshunt, Waltham Cross, EN8 8QJ

£325,000





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Welcome to the desirable Grange development of Cheshunt, this charming two-bedroom maisonette on Woodcote Close is situated in a peaceful cul-de-sac. This property is ideal for those seeking a tranquil environment while still being close to local amenities.

Boasting a lounge/diner that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen complements the living space, making it a delightful area for culinary enthusiasts.

The maisonette features two generously sized bedrooms, providing ample space for rest and personalisation. The modern bathroom is tastefully designed, ensuring a refreshing experience for all who use it. In addition to the 'dual fuel' heated towel rail, there is also underfloor heating.

One of the standout features of this property is the private garden, offering a serene outdoor space to enjoy the sunny days and fresh air. It is an excellent spot for gardening, outdoor dining, or simply unwinding after a long day.

This property is not only a home but a lifestyle choice, set within a sought-after community that boasts convenience and charm. With its appealing features and prime location, this maisonette is a wonderful opportunity for first-time buyers or those looking to downsize. Do not miss the chance to make this delightful property your own.



**Landing**

Washing Machine

**Hallway**

Wooden flooring and loft access, loft is part boarded with built in ladder.

**Lounge/Diner** 12'2" x 12' (3.71m x 3.66m)

Wooden Flooring

**Kitchen** 9'5" x 8'8" (2.87m x 2.64m)

**Bedroom One** 11'3" x 11'11" (3.43m x 3.63m)

Fitted wardrobes and wooden flooring.

**Bedroom Two** 12' x 9'1" (3.66m x 2.77m)

Wooden Flooring

**Bathroom**

**Private Rear Garden**

Decking area with power and timber shed, South Facing.

**REFERENCE**

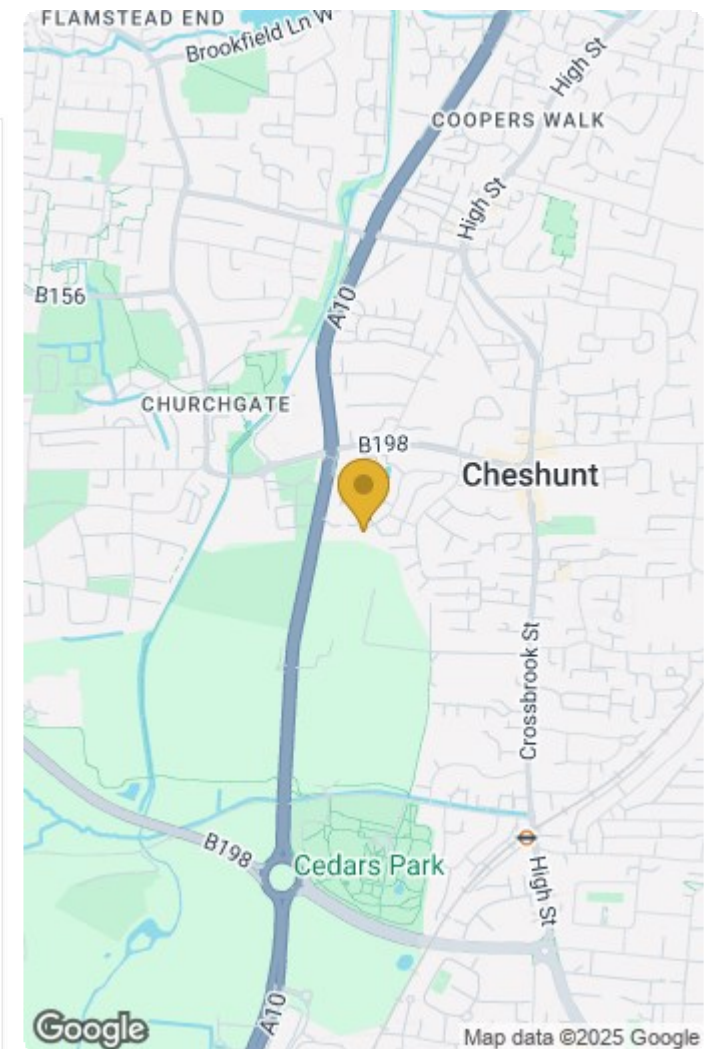
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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 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.