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## 5 Hobby Horse Close, Cheshunt, Waltham Cross, EN7 6UL

**£675,000**

Situated in the sought after area of West Cheshunt, is this four bedroom detached home on Hobby Horse Close!

Featuring a spacious lounge/dining area, perfect for entertaining guests or enjoying family meals. The layout is designed to provide a warm and inviting atmosphere, making it a delightful space to relax. Additionally, the downstairs office or study, currently utilised as a playroom, offers flexibility for those who work from home or require extra space for leisure activities.

The property boasts two well-appointed bathrooms inclusive of an en-suite, ensuring convenience for all family members. The integral garage, with potential for conversion (stpp), presents an exciting opportunity to create additional living space or storage, tailored to your needs.

Outside, the beautifully landscaped rear garden provides a tranquil retreat, ideal for outdoor gatherings or simply unwinding after a long day. The driveway offers ample parking, making it easy for you and your guests to come





### Driveway

### Hallway

### Kitchen

14'5" x 8'1" (4.39m x 2.46m)

### Lounge Area

17'8" x 11'7" (5.38m x 3.53m)

### Dining Area

10'9" x 10'6" (3.28m x 3.20m)

### Office/Study

8'11" x 8'5" (2.72m x 2.57m)

Currently used as a playroom

### First Floor Landing

### Bedroom One

12'2" x 11'8" (3.71m x 3.56m)

### En-Suite to Bedroom One

### Bedroom Two

12'3" x 9'1" (3.73m x 2.77m)

### Bedroom Three

12'7" x 8'2" n

### Bedroom Four

9' x 6'5" (2.74m x 1.96m)

### Bathroom

### Rear Garden

Patio area leading to artificial lawn with flower bed borders.

### Integral Garage

Potential to convert (stpp)

### REFERENCE

CH6582 LANES CHESHUNT ESTATE AGENTS

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		



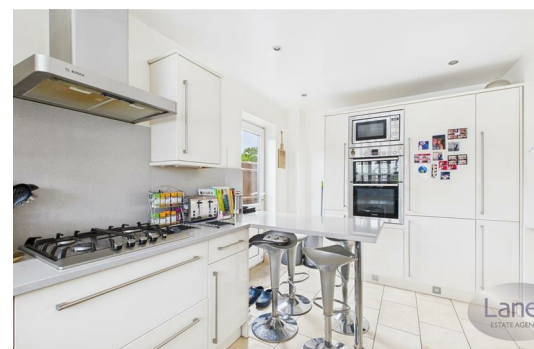
Floor 0



Floor 1

### 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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