



9 Park Lane, Cheshunt, Waltham Cross, EN7 6LY

£749,995

Lanes
ESTATE AGENTS

9 Park Lane, Waltham Cross, EN7 6LY

Lanes are please to present this FOUR BEDROOM DETACHED FAMILY HOME situated on a larger than average plot. The property benefits from parking for many cars, double garage, single garage with scope to develop STPP, ground floor W.C first floor family bathroom, ensuite and much much more. Call now to view!



Door To

Hallway

W.C

Lounge/Diner

27'3 x 20'11 narrowing to 11'7 (8.31m x 6.38m narrowing to 3.53m)

Kitchen 15'1 x 8 '10 (4.60m x 2.44m '3.05m)

Office/Storage 12'2 x 4'6 (3.71m x 1.37m)

First Floor Landing

Bedroom

11'9 x 12'1 into fitted wardrobe (3.58m x 3.68m into fitted wardrobe)

Ensuite

Bedroom 11'10 x 8'11 (3.61m x 2.72m)

Bedroom 9'7 x 8'2 (2.92m x 2.49m)

Bedroom 9'2 x 7;10 (2.79m x 2.13m;3.05m)

Bathroom

Single Garage 16'0 x 7'7 (4.88m x 2.31m)

Double Garage 15'7 x 16'11 (4.75m x 5.16m)

Storage/Utility Room 16'3 x 7'8 (4.95m x 2.34m)

Front

Own parking for several cars on the left as you come in the entrance leading to a laid lawn area, further off street parking and both garages

Rear

Mainly paved with side access

Reference

CH6586/PL/18082025 - Cheshunt Estate Agent



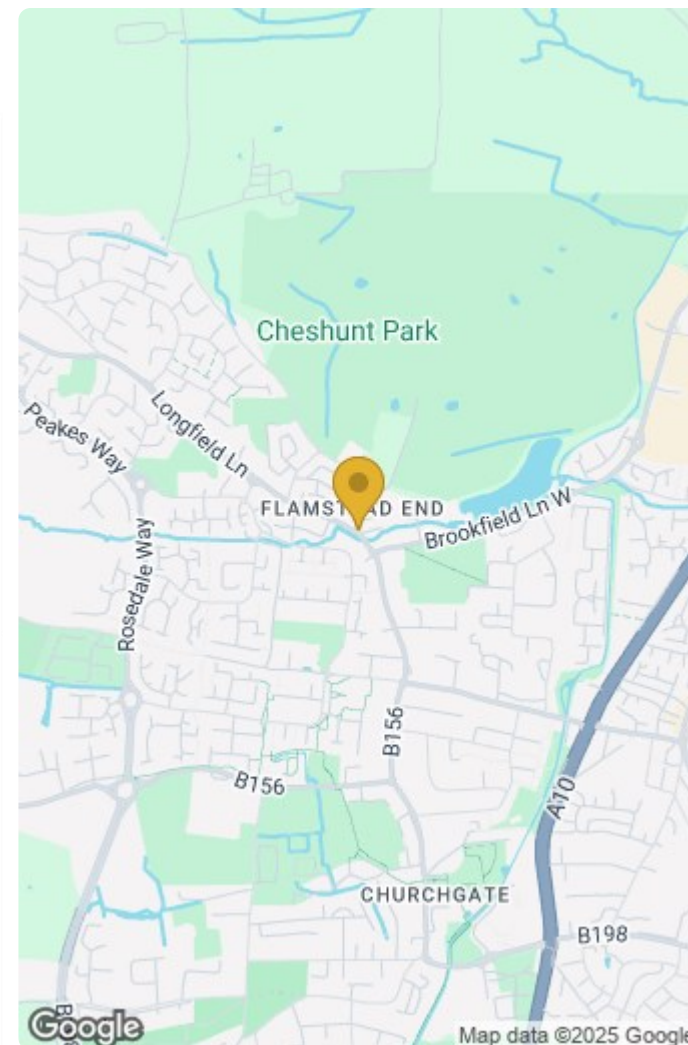




Floor 0



Floor 1



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 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 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.