



2 Montgomery Drive, Cheshunt, Waltham Cross, EN8 0LB

£475,000



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Welcome to Montgomery Drive in the charming area of Cheshunt, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three bedrooms, this property is perfect for those seeking a comfortable and spacious living environment.

One of the standout features of this property is the generous plot it occupies, which not only provides a lovely outdoor space but also presents potential for extension, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and preferences.

The driveway offers convenient off-street parking, a valuable asset in today's busy world. Families will appreciate the proximity to good schools, making the morning school run a breeze. Additionally, the nearby Brookfield Retail Park provides a variety of shops, ensuring that all your daily needs are met within easy reach.

In summary, this semi-detached house on Montgomery Drive is a fantastic opportunity for those looking to settle in a family-friendly area with great amenities. With its potential for extension and convenient location, this property is not to be missed.



Driveway

Entrance Hall

Lounge

20'10" x 10'11"(narrowing to 8'7") (6.35m x 3.33m(narrowing to 2.62m))

Kitchen 9'4" x 8'4" (2.84m x 2.54m)

Sun Room 15'2" x 7'2" (4.62m x 2.18m)

First Floor Landing

Bedroom One 10'2" x 8'9" (3.10m x 2.67m)

Bedroom Two 9'4" x 8'1" (2.84m x 2.46m)

Bedroom Three

8'10" x 7'5" max points (2.69m x 2.26m max points)

Bathroom

Rear Garden

Plot to Side

Generous side plot with potential to extend (subject to planning permission)

REFERENCE

CH6581 LANES CHESHUNT ESTATE AGENT



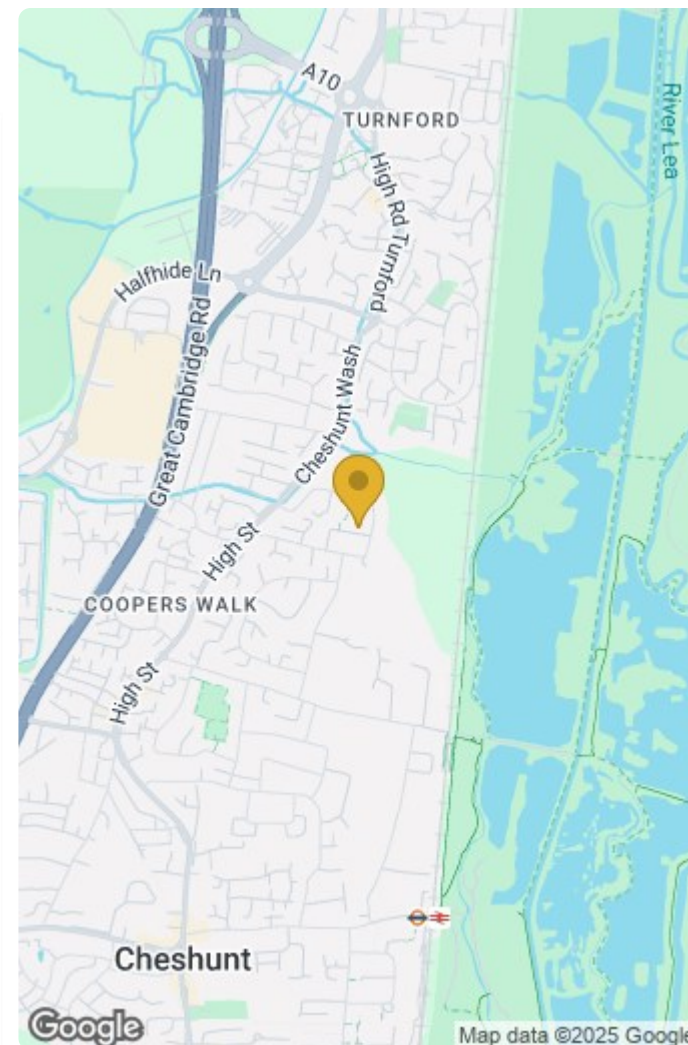




Floor 0



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.