

Lanes

ESTATE AGENTS

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71 Little Stock Road, Cheshunt, EN7 6XT

£475,000

This delightful three bedroom property offers a perfect blend of comfort and convenience, ideal choice for small families or professionals seeking a peaceful retreat.

Upon entering, you are greeted by a spacious reception room that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests with the added benefit of a separate dining room. The property boasts three generously sized bedrooms, ensuring ample space for rest and privacy. The master bedroom features an en-suite bathroom, adding a touch of luxury to your daily routine.

In addition to the en-suite, the property is equipped with a family bathroom located on the first floor, as well as a convenient ground floor cloakroom, enhancing the practicality of the home. For those who work from home or require a dedicated space for study, the property includes a well-appointed office, allowing for productivity in a serene environment.

One of the standout features of this property is the allocated parking for two cars, a rare find in many urban settings, ensuring that you and your guests will always have a place to park.



Door To:

Kitchen

8'6 x 11'2 (2.59m x 3.40m)

W.C

Lounge

15'11 x 11'8 (4.85m x 3.56m)

Dining Room

8'11 x 12'10 (2.72m x 3.91m)

First Floor Landing

Bedroom Two

9'4 x 9'9 to fitted cupboard (2.84m x 2.97m to fitted cupboard)

Bedroom Three

11'7 x 10'2 narrowing to 6'9 (3.53m x 3.10m narrowing to 2.06m)
L-shaped

Bathroom

Second Floor Landing

Bedroom One

13'4 x 9'7 (4.06m x 2.92m)

En-Suite Shower Room

Outside Office

11'6 x 10'11 to widest point (3.51m x 3.33m to widest point)

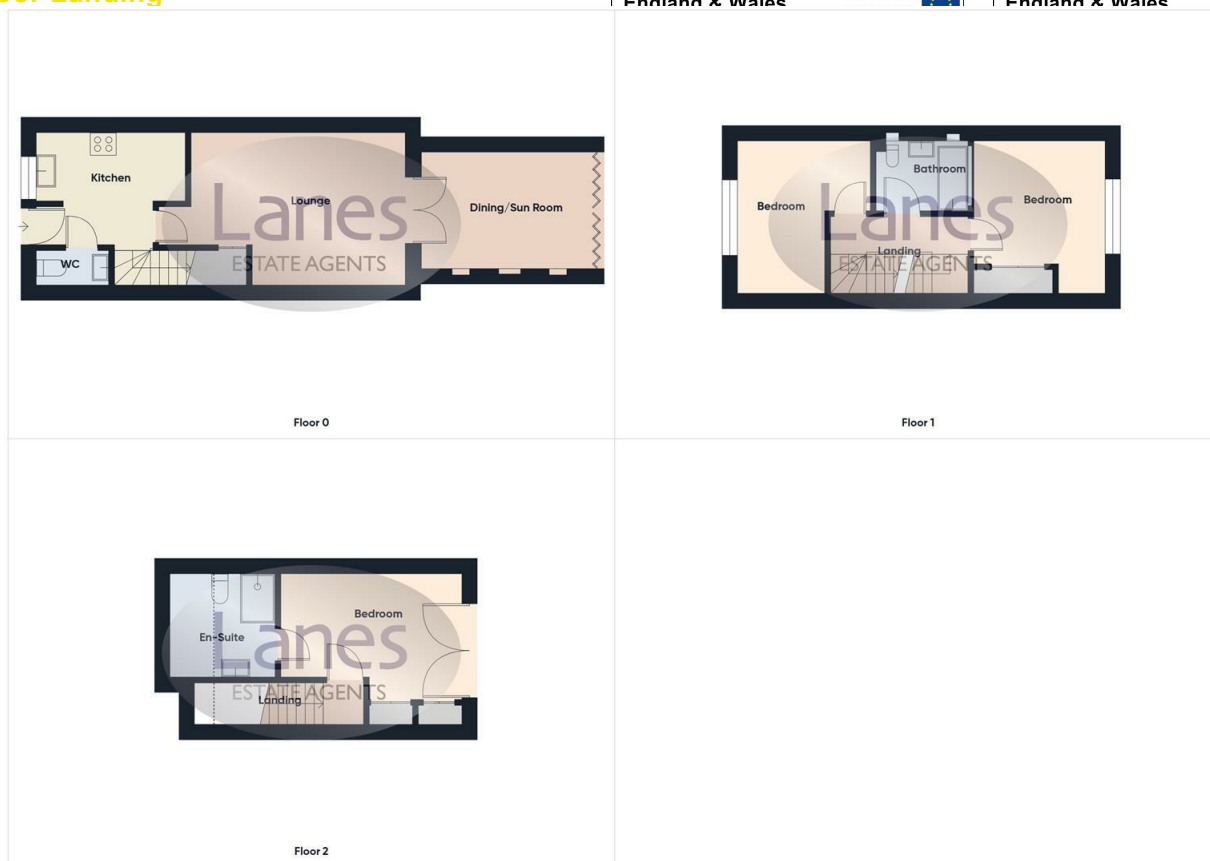
Front Garden

Rear Garden

Reference

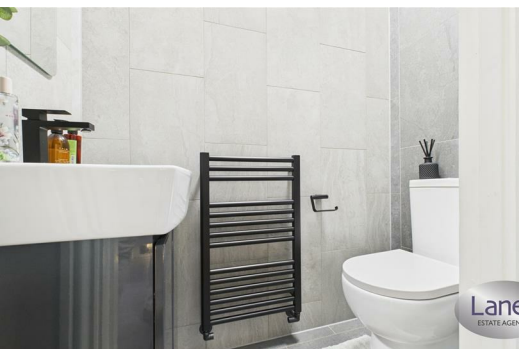
CH6601/PL/26092025 - Cheshunt Estate Agent

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive			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 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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