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11 Stafford Close, Cheshunt, Waltham Cross, EN8 9EH

Offers In Excess Of £400,000

This delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, while the extended layout enhances the overall living experience.

The house features a conveniently located ground floor w.c., adding to the practicality of the home. A utility room further complements the property, offering additional storage and laundry facilities, which are always a welcome addition to any household.

One of the standout features of this property is the potential for off-street parking, a valuable asset in today's busy world. The shared drive leading to the garage provides easy access and convenience for residents.

This home is ideally situated in a friendly neighbourhood, making it a wonderful place to settle down. With its blend of comfort, functionality, and potential, this semi-detached house on Stafford Close is a fantastic choice for those seeking a new place to call home. Don't miss the chance to explore this inviting property and envision the possibilities it holds for you and your family.



Door to

Hallway

Lounge/Diner

32'1 x 10'0 (9.78m x 3.05m)

Kitchen

10'0 x 8'5 (3.05m x 2.57m)

Utility Room

W.C

First Floor Landing

Bedroom Two

10'11 x 9'6 (3.33m x 2.90m)

Bedroom One

12'4 x 8'8 to fitted wardrobe (3.76m x 2.64m to fitted wardrobe)

Bedroom Three

8'4 x 8'6 (2.54m x 2.59m)

Bathroom

Front Garden

Potential for off street parking

Rear

Paved with side pedestrian access to shared drive and garage

Reference

CH6554/PL/16052025 - 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 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



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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

