



30 Wavell Close, Cheshunt, Waltham Cross, EN8 0LA  
**£350,000**



## 30 Wavell Close, Waltham Cross, EN8 0LA

Lanes are pleased to present this rarely available EXTENDED two bedroom ground floor maisonette. The property has many benefits to include off street parking for multiple vehicles, own private rear garden, extended modern kitchen, large summer house/timber shed to rear of garden and more. Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment.



### **Inner Hallway**

Frosted double glazed window to front aspect, tiled floor, radiator, storage cupboard, utility cupboard with plumbing for washing machine, doors leading to lounge, bedroom one, bedroom two and bathroom.

### **Lounge** 14'1" x 11'5" (4.29m x 3.48m)

Laminate wood flooring, radiator and access leading to kitchen.

### **Kitchen** 10'9" x 8'6" (3.28m x 2.59m)

Double glazed window to side aspect, double glazed patio door leading to rear garden, eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, fitted oven with hob and extractor hood, space for fridge/freezer, integrated dishwasher, microwave and wine cooler, spotlights and part tiled walls.

### **Bedroom One** 11'4" x 10'9" (3.45m x 3.28m)

Double glazed window to rear aspect, laminate wood flooring, radiator and three storage cupboards.

### **Bedroom Two** 8'3" x 6'6" (2.51m x 1.98m)

Double glazed window to front aspect, laminate wood flooring, airing cupboard and radiator.

### **Bathroom**

Frosted double glazed window to front aspect, panel enclosed bath with mixer tap and wall mounted shower, vanity sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and walls.

### **Exterior - Front**

Tarmac driveway.

### **Exterior - Rear**

Lawn area, patio paved area, raised flower bed to side, gate leading to side access and timber shed/outhouse.

### **Outhouse/Timber Shed** 16'8" x 8'2" (5.08m x 2.49m)

Double glazed window, power and lighting.

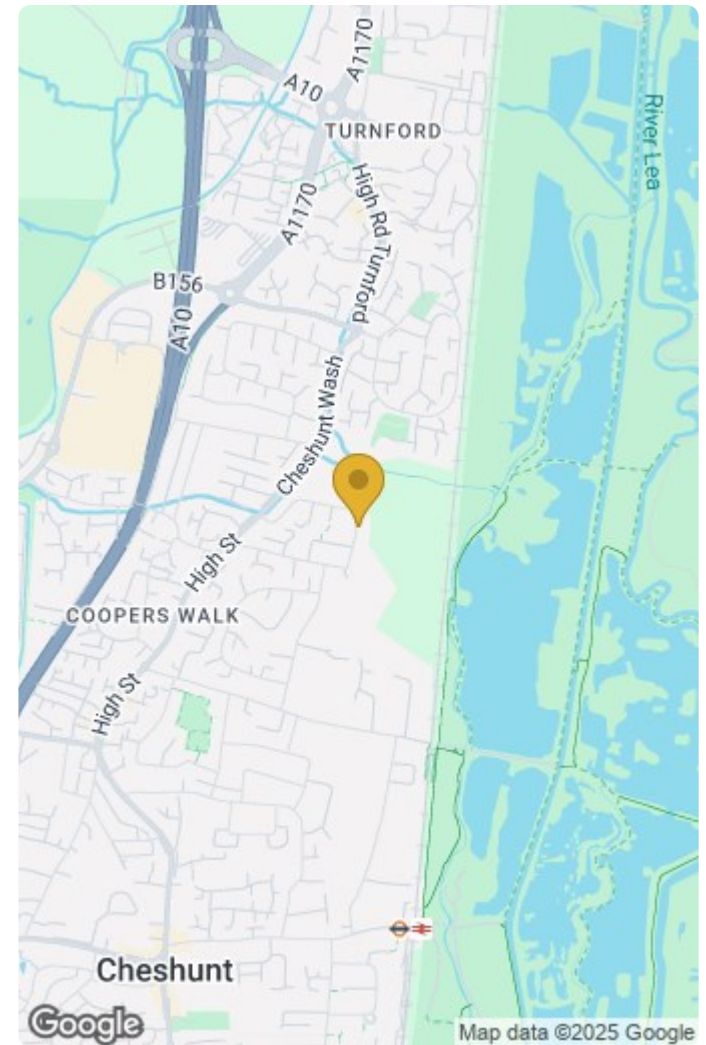
### **Reference**

CH6266/AX/AX/AX/14072022





GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



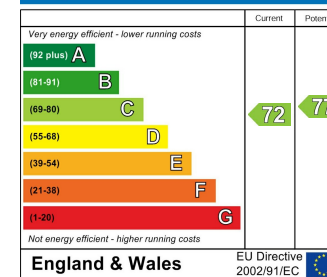
TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

