



Estate Agents • Lettings • Land & New Homes



## 15 Smarts Green, Cheshunt, Waltham Cross, EN7 6BB

**£495,000**

Nestled in the charming area of Smarts Green, Cheshunt, this delightful three bedroom end-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge/diner serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

Convenience is key, with a ground floor W.C. and a first-floor shower room, making daily routines effortless. The property also features a garage, offering secure parking and additional storage options, which is a rare find in this area.

The outdoor space is equally appealing, with parking available for residents, ensuring that you will never have to worry about finding a spot after a long day. The end-terrace position allows for a sense of privacy and a pleasant outlook, making it an ideal setting for enjoying the tranquility of suburban living.

With its prime location in Smarts Green, you will benefit from easy access to local amenities, schools, and transport links, making commuting and daily errands a breeze. This property is a wonderful blend of comfort and practicality, perfect for those looking to establish their home in a friendly community. Do not miss the chance to make this charming house your own.



Door to

Hallway

W.C

Lounge/Diner

24'9 x 12'9 narrowing to 9'9 (7.54m x 3.89m narrowing to 2.97m)

Kitchen

10'7 x 8'8 (3.23m x 2.64m)

First Floor Landing

Bedroom One

11'4 x 11'0 (3.45m x 3.35m)

Bedroom Two

11'7 x 10'9 (3.53m x 3.28m)

Bedroom Three

8'5 x 8'1 (2.57m x 2.46m)

Shower Room

Front

Off street parking

Garage

Rear

Patio area and laid lawn.

Reference

CH6607/PL/10112025 - Cheshunt Estate Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		74
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



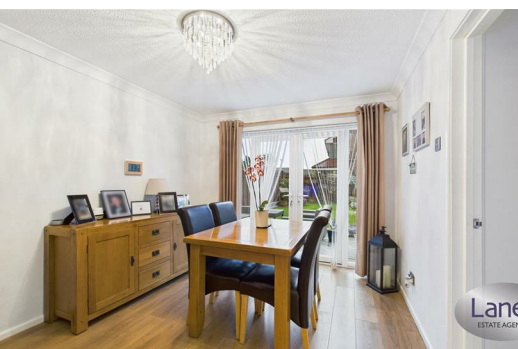
Floor 0



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](mailto:ch@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

