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2 Burleigh Road, Cheshunt, Waltham Cross, EN8 8TE

Offers In Excess Of £300,000

Lanes are pleased to offer this TWO BEDROOM MID TERRACE property in need of modernisation. The property comprises of two reception rooms, down stairs bathroom, two double bedrooms and a rear gardens. Within walking distance of Theobalds Rail Station, shops and schools. Offered chain free. Call now to view!



Door to

Hallway

Reception One

8'8 x 9'9 into alcove (2.64m x 2.97m into alcove)

Reception Two

12'8 x 10'9 (3.86m x 3.28m)

Kitchen

7'7 x 6'9 (2.31m x 2.06m)

Bathroom

Lean to

First Floor Landing

Bedroom One

12'1 x 9'8 into alcove (3.68m x 2.95m into alcove)

Bedroom Two

9'5 x 10'9 to fitted wardrobe (2.87m x 3.28m to fitted wardrobe)

Rear Garden

Reference

CH6606/PL/07112025 - Cheshunt Estate Agent -
Waltham Cross Estate Agent

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 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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