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**1 Warham Close, Cheshunt, Waltham Cross, EN8 9FJ**

**£545,000**

Welcome to this stunning semi-detached house located in the desirable area of Warham Close, Cheshunt, Waltham Cross. This modern new build, completed in 2017, offers a generous living space, making it an ideal home for families or professionals seeking comfort and convenience.

As you enter the property, you are greeted by a spacious reception room and a kitchen/diner that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The master bedroom features an ensuite bathroom, adding a touch of luxury and privacy to your living experience. In addition, there is a second bathroom, thoughtfully designed to accommodate the needs of the household.

The ground floor includes a convenient W.C. and a utility area, enhancing the practicality of the home. The property also benefits from off-street parking and a garage on the side, providing secure storage and easy access for your vehicles.



Door to

Hallway

Lounge

15'1 x 11'0 (4.60m x 3.35m)

Kitchen/diner

13'1 x 12'9 (3.99m x 3.89m)

Utility Room

W.C

First floor landing

Bedroom One

10'11 x 10'6 (3.33m x 3.20m)

En-suite

Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)

Bedroom Three

11'1 x 8'2 (3.38m x 2.49m)

Bathroom

Garage

Front

Parking

Rear

Laid lawn

Reference

CH6614/PL/26112025 - Cheshunt Estate Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 <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		



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.

#### 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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