

# Lanes

ESTATE AGENTS

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63 Cranleigh Close, Cheshunt, Waltham Cross, EN7 6HJ

**£395,000**

Nestled in a tranquil cul-de-sac in West Cheshunt, this charming end-terrace house on Cranleigh Close offers a delightful living experience. With two bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a Lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout flows seamlessly, leading to a functional kitchen that offers ample space for culinary pursuits.

The upstairs bathroom is conveniently located, ensuring privacy and comfort for all residents. Additionally, the property boasts both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.





## Porch

## Lounge

13'2" x 12'4" (4.01m x 3.76m)

## Kitchen/Diner

13'2" x 9'2" (4.01m x 2.79m)

## First Floor Landing

## Bedroom One

13'3" x 8'10" (4.04m x 2.69m)

## Bedroom Two

9'1" x 6'9" (2.77m x 2.06m)

## Bathroom

## Front Garden

Paved with potential for parking STPP

## Rear Garden

## Storage Unit

## REFERENCE

## CH6620 LANES CHESHUNT ESTATE AGENT

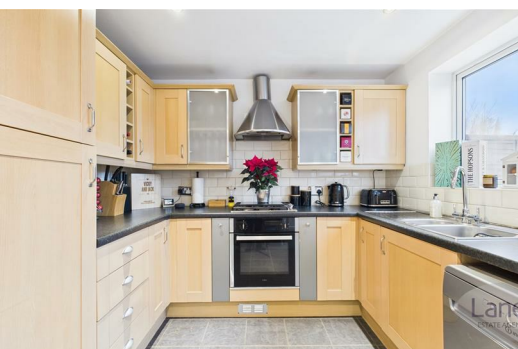
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



### 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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