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

£185,000

Situated on Cranleigh Close in the peaceful area of West Cheshunt, this well-presented one-bedroom ground floor flat offers comfortable living in a quiet and convenient location.

The bedroom benefits from a fitted wardrobe, while the bathroom is fitted with modern fixtures, combining practicality with a contemporary feel.

Located within a quiet cul-de-sac, the property offers a peaceful environment away from the noise of busy surroundings. The flat is also offered chain free, helping to make the buying process potentially quicker and more straightforward. This makes it an appealing option for first-time buyers, couples, young professionals or those looking to downsize.

With local amenities and transport links conveniently located nearby, the property offers an excellent balance of peaceful living and everyday accessibility.

Well suited to a range of buyers, this charming flat is a great opportunity for anyone looking for a comfortable home in a desirable residential location. An early viewing is highly recommended.



Entrance Hall

Lounge/Diner
13'4" x 9'5" (4.06m x 2.87m)

Kitchen Area
8'5" x 6'9" (2.57m x 2.06m)

Bedroom
10'4" into fitted wardrobe x 7'7" (3.15m into fitted wardrobe x 2.31m)

Bathroom

Parking
One Allocated Space

REFERENCE
CH6617 LANES CHESHUNT 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.

