



15 Blindmans Lane .. Cheshunt, Waltham Cross, EN8 9DR
£425,000

Lanes
ESTATE AGENTS

15 Blindmans Lane, Waltham Cross, EN8 9DR

Welcome to Blindmans Lane, Cheshunt, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms are thoughtfully designed, providing a peaceful retreat for rest and rejuvenation.

The house features a conveniently located upstairs bathroom, ensuring privacy and ease of access for all residents. An extension has been added to enhance the living space, making it perfect for modern living. The property also boasts a driveway and garage, providing parking for up to three vehicles, a rare find in this area.

Situated close to Cheshunt town centre, 'The Old Pond', residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, Cheshunt Train Station offers excellent transport links, making commuting to London and surrounding areas a breeze.

This property is not just a house; it is a home that combines comfort, convenience, and a prime location. Whether you are looking to settle down or invest, this charming terraced house is sure to meet your needs. Do not miss the chance to make this lovely property your own.



Driveway

Entrance Hall

Lounge 13' x 12' (3.96m x 3.66m)

Dining Area 9'8" x 9'1" (2.95m x 2.77m)

Kitchen Area 9'1" x 8' (2.77m x 2.44m)

Plus Extension to Rear- 15'11" x 9'4"

Bedroom One 13' x 12' (3.96m x 3.66m)

Bedroom Two 10'10" max x 9'1" (3.30m max x 2.77m)

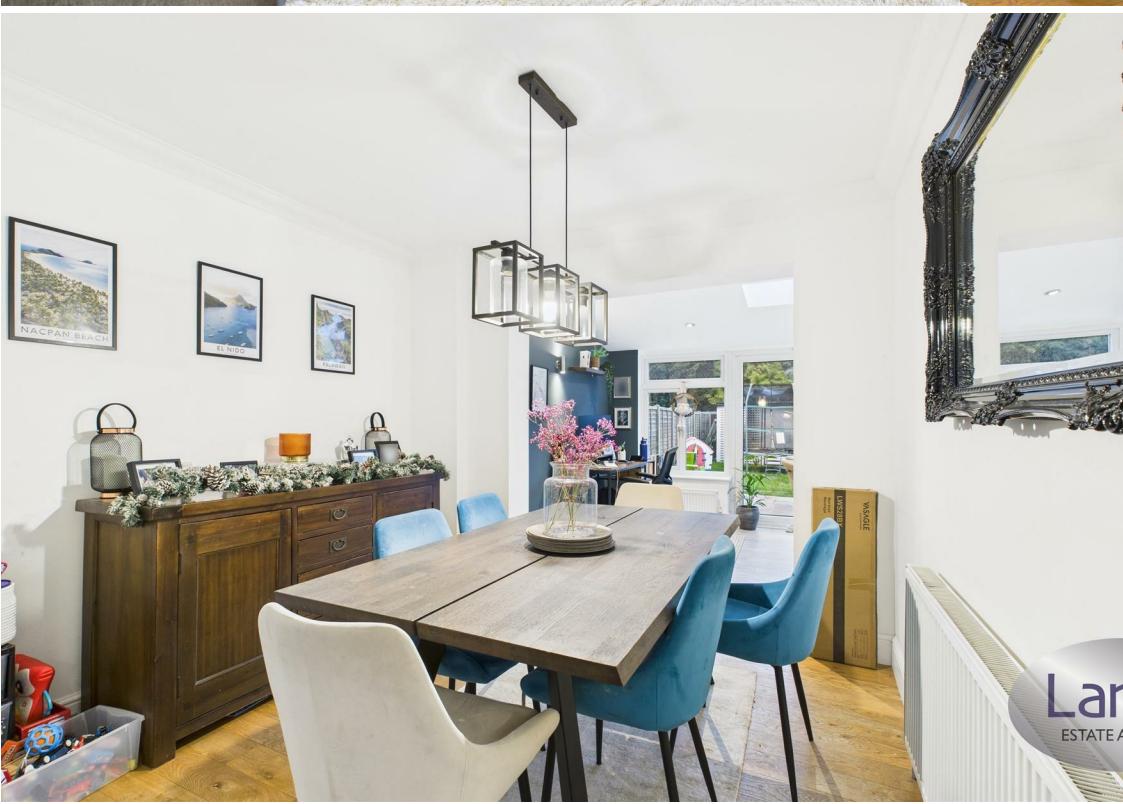
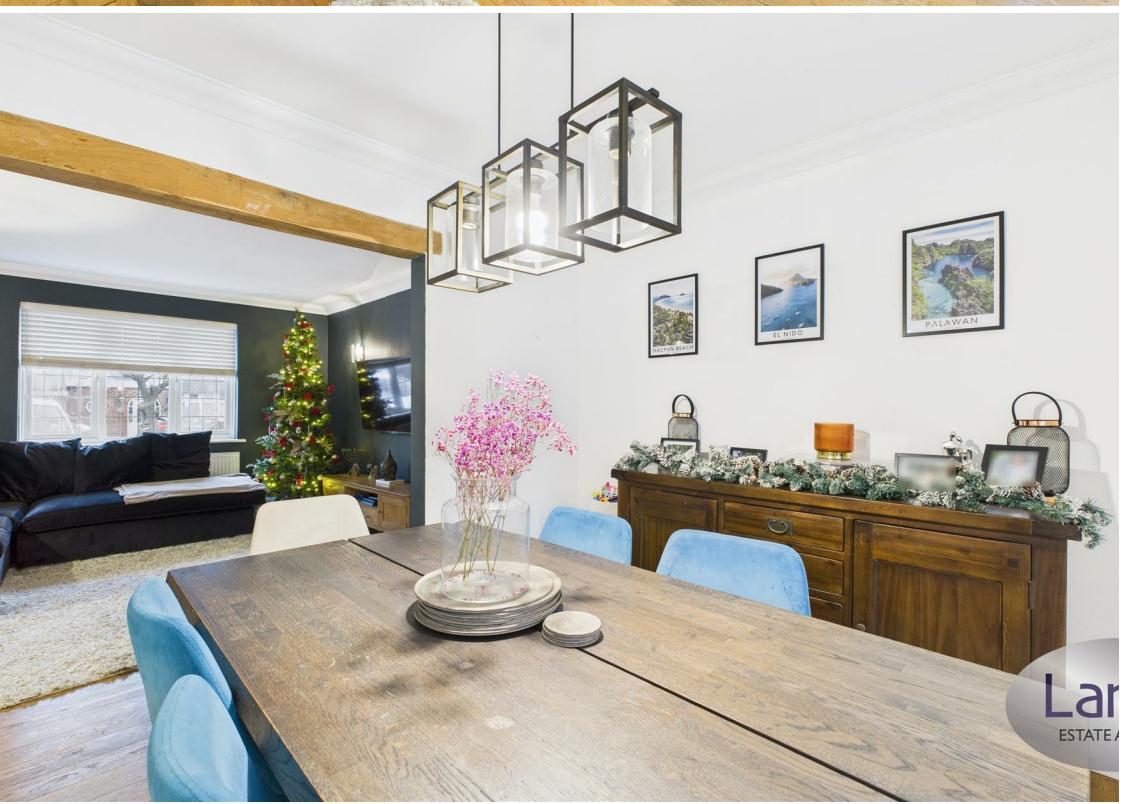
Bathroom

Rear Garden

Garage

REFERENCE

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Floor 0

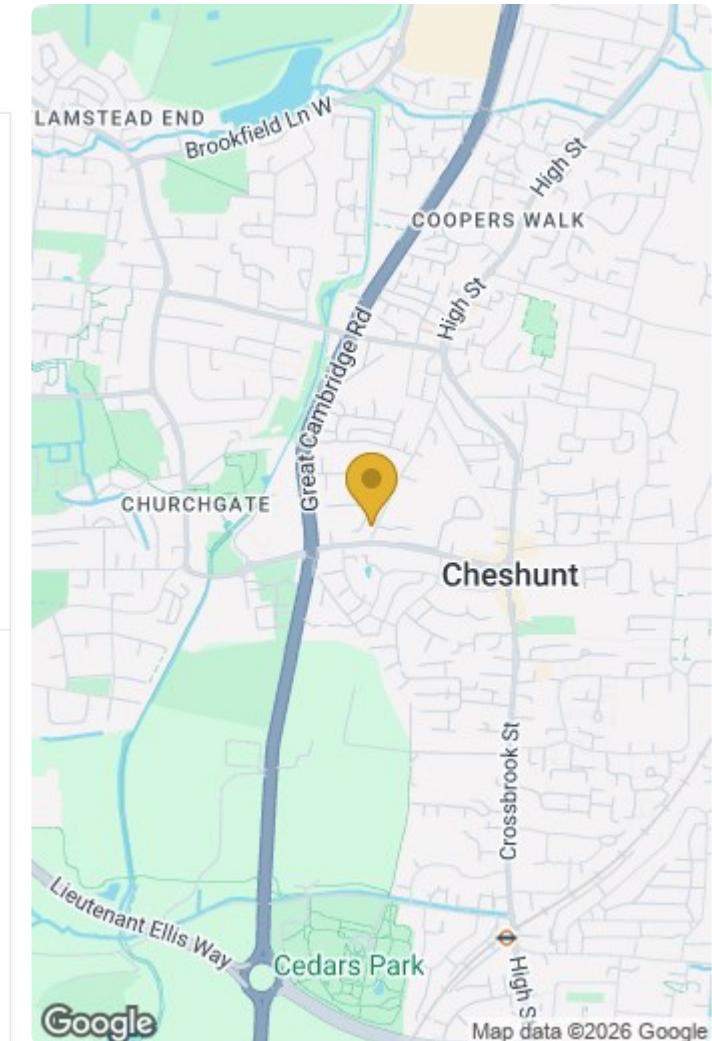


Floor 1



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



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	