



## 4 Warham Close, Cheshunt, Hertfordshire, EN8 9FJ

- AVAILABLE WITH LANES LETTINGS
- DRIVEWAY FOR TWO CARS
- THREE GOOD SIZE BEDROOMS
- GARAGE

AVAILABLE MID-FEBRUARY! Lanes are pleased to offer this highly desirable three-bedroom semi-detached family home located in the sought-after area of West Cheshunt. The property is ideally positioned for excellent local schools and is within close proximity to Brookfield Shopping Centre, Cheshunt Train Station, and offers convenient access to the A10 and M25 road networks.

Built in 2017, the home is finished to a good modern specification throughout and features a neutral, contemporary interior. Upon entering, you are welcomed by a spacious entrance hallway. To the right is a bright and generously sized living room, following through to the rear of the property where you will find an open-plan kitchen and dining area, perfect for modern family living. This space benefits from patio doors opening directly onto the garden, creating a light-filled and ideal area for entertaining and family living.

£2,250



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			
<b>England &amp; Wales</b>		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			
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