



Lane
ESTATE AGENTS

30. Gaywood Avenue, Cheshunt, Hertfordshire, EN8 8QD

£450,000

Nestled in the desirable area of Gaywood Avenue, Cheshunt, Hertfordshire, this charming end of terraced house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The home boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The property has been thoughtfully extended, enhancing its living space and functionality. The driveway offers off-street parking, a valuable feature in this sought-after location.

Situated within close proximity to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities. Additionally, Cheshunt train station is nearby, making commuting to London and other areas straightforward and efficient.

This delightful home on Gaywood Avenue presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed living space. Don't miss the chance to make this property your own.



Driveway

Porch

Lounge/Reception One

22' narrowing to 8' x 18'1" narrowing to 12' (6.71m narrowing to 2.44m x 5.51m narrowing to 3.66)

Kitchen

18'3" x 7'7" (5.56m x 2.31m)

Reception Two

13'10" x 7'1" max points (4.22m x 2.16m max points)

First Floor Landing

Bedroom One

12'1" (into fitted wardrobe) x 11'8" (3.68m (into fitted wardrobe) x 3.56m)

Bedroom Two

10'11" x 9'8" (3.33m x 2.95m)

Bedroom Three

7'1" x 6'8" (2.16m x 2.02m)

Bathroom

Rear Garden

REFERENCE

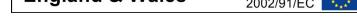
CH6622 CHESHUNT ESTATE AGENT

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 (CO₂) 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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

