



46 Roundmoor Drive, Cheshunt, Waltham Cross, EN8 9HE
£465,000

Lanes
ESTATE AGENTS

46 Roundmoor Drive, Waltham Cross, EN8 9HE

Welcome to the desirable Roundmoor Drive, Cheshunt, this charming semi-detached home presents an excellent opportunity for families, first time buyers and investors alike. Boasting three bedrooms, this property offers ample space for comfortable living. The spacious lounge plus dining area provide versatile areas for relaxation and entertainment, making it an ideal home for gatherings with family and friends.

The property features an upstairs shower room, ensuring convenience for all residents. With the potential to extend, subject to planning permission, there is an exciting opportunity to enhance the living space further, tailoring it to your specific needs.

Location is key, and this home is perfectly situated close to Cheshunt train station, providing easy access to London and beyond. The vibrant town centre is also within reach, offering a variety of shops, restaurants, and local amenities to enjoy.

One of the standout features of this property is that it is chain-free, allowing for a smoother and quicker transaction process. Whether you are looking to make this your family home or seeking a promising investment, this semi-detached house on Roundmoor Drive is a must-see. Don't miss the chance to explore the potential this property has to offer.



Front Garden

Paved and Lawn

Entrance Hall

Lounge 15'5" x 11'8" (4.70m x 3.56m)

Kitchen 7'10" x 10'10" (2.39m x 3.30m)

Dining Area 7'10" x 6'9" (2.39m x 2.06m)

First Floor Landing**Bedroom One**

12'9" x 10'9" into fitted wardrobe (3.89m x 3.28m into fitted wardrobe)

Bedroom Two 10'7" x 10'8" (3.23m x 3.25m)

Bedroom Three 7'1" x 6'9" (2.16m x 2.06m)

Shower Room**Rear Garden****Garage****REFERENCE**

CH6624- Cheshunt Estate Agent





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Floor 0

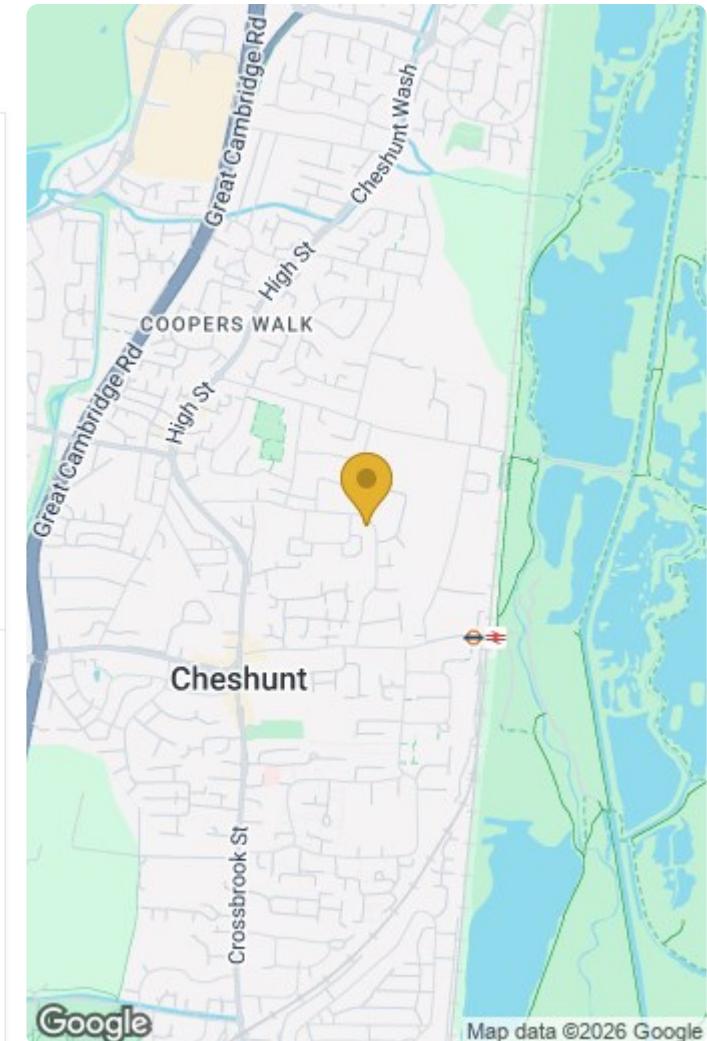


Floor 1



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	