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# 107 Dairyglen Avenue, Cheshunt, Waltham Cross, EN8 8JW

**£625,000**

Nestled in the desirable area of Dairyglen Avenue, Cheshunt, Waltham Cross, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With four bedrooms, this property offers ample space for relaxation and privacy. The two reception rooms provide versatile living areas, perfect for entertaining guests or enjoying quiet family time.

The heart of the home is undoubtedly the inviting kitchen/diner, which is ideal for family meals and gatherings. Additionally, the utility room adds practicality to daily living, ensuring that chores are kept out of sight. The convenience of a ground floor W.C enhances the functionality of the layout, making it suitable for both family life and entertaining.

One of the standout features of this property is the south-facing rear garden, which basks in sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or for children to play in a safe environment.

Being chain-free, this home offers a smooth transition for potential buyers, allowing for a quicker move-in process. Overall, this detached house on Dairyglen Avenue is a wonderful opportunity for those looking to settle in a friendly community, with all the amenities and comforts one could desire.



Door To

Hallway

Reception One  
15'9 x 10'3 (4.80m x 3.12m)

Reception Two  
16'3 x 8'0 (4.95m x 2.44m)

Kitchen/Diner  
22'3 x 9'9 (6.78m x 2.97m)

Conservatory

Utility Room

W.C

First Floor Landing

Bedroom  
10'11 x 9'9 (3.33m x 2.97m)

En-Suite

Bedroom  
10'11 x 8'6 (3.33m x 2.59m)

Bedroom  
8'1 x 10'6 (2.46m x 3.20m)

Bedroom  
8'1 x 6'1 (2.46m x 1.85m)

Bathroom

Front Garden

Rear Garden

Reference  
CH6635/PL/25022025 - Cheshunt Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

