

Lanes

ESTATE AGENTS

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11 Tennand Close, Cheshunt, Waltham Cross, EN7 6DJ

Offers Over £700,000

Nestled in the desirable area of West Cheshunt, Tennand Close presents a remarkable opportunity to acquire a stunning detached four-bedroom home. This property boasts an impressive layout, featuring three generous reception rooms that provide ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, making it perfect for family gatherings.

The four bedrooms are thoughtfully designed, offering comfort and privacy for all family members. The two modern bathrooms and downstairs WC ensure convenience, catering to the needs of a busy household.

One of the standout features of this home is the beautifully landscaped rear garden, which serves as a tranquil retreat. It is ideal for outdoor entertaining, gardening enthusiasts, or simply enjoying a peaceful afternoon in the sun.

Additionally, the spacious loft presents an exciting opportunity for potential extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires.



Driveway

Parking for 3/4 cars.

Entrance Hall

Door to Downstairs WC, Lounge, Kitchen and stairs to First Floor Landing.

Downstairs WC

Lounge

14'7" x 12'8" (4.45m x 3.86m)

Dining Room

12'11" x 9'2" (3.94m x 2.79m)

Kitchen/Diner

21'2" x 9'7" (6.45m x 2.92m)

Reception/Utility Room

16'11" (narrowing to 6'7") x 10'10" (narrowing to 7' (5.16m (narrowing to 2.01m) x 3.30m (narrowing to 2.))

First Floor Landing

Access to Loft Space

Bedroom One

13'6" (into fitted wardrobes) x 10'5" (4.11m (into fitted wardrobes) x 3.18m)

Bedroom Two

12' x 10'7" (3.66m x 3.23m)

Bedroom Three

13'11" x 8' (4.24m x 2.44m)

Bedroom Four

8'8" x 8'7" (2.64m x 2.62m)

Bathroom

Shower Room

Loft Space

Rear Garden

Patio area leading to artificial lawn and pergola area. Storage unit comprising of two separate rooms.

REFERENCE

CH6574 LANES CHESHUNT ESTATE AGENTS

| 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 | | |
| | 74 | 82 |
| 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 | |



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.

