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## 38 Bushbarns, Cheshunt, Waltham Cross, EN7 6EB

**£375,000**

Situated in the highly sought-after West Cheshunt, this beautifully presented two double bedroom home in Bushbarns offers stylish and comfortable living in a desirable residential setting.

The property features a spacious and well-appointed lounge/diner, perfect for both relaxing and entertaining, alongside a modern fitted kitchen finished to a high standard. Upstairs, you'll find two generous double bedrooms and a contemporary shower room, thoughtfully designed with modern fixtures and fittings.

Externally, the home benefits from both front and rear gardens, providing ideal outdoor space for entertaining or enjoying the warmer months. Allocated parking to the rear adds further convenience.

Ideally located within easy reach of well-regarded local schools, amenities and transport links, this attractive home would suit first-time buyers, downsizers or investors alike, combining location, presentation and practicality.

CALL NOW!



**Entrance Hall**

**Kitchen**

7'10" x 5'10" (2.39m x 1.78m)

**Lounge/Diner**

16'6" x 12'4" (5.03m x 3.76m)

**First Floor Landing**

**Bedroom One**

12'4" x 8'7" (3.76m x 2.62m)

**Bedroom Two**

12'2" into wardrobe x 9'1" (3.71m into wardrobe x 2.77m)

12'2" into wardrobe x 9'1"

**Shower Room**

**Front Garden**

**Rear Garden**

**Parking**

Allocated Space to Rear

**REFERENCE**

CH6633 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			70
(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 <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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

