



55 Hillside Crescent, Cheshunt, Waltham Cross, EN8 8PN  
£575,000

Lanes  
ESTATE AGENTS

# 55 Hillside Crescent, Waltham Cross, EN8 8PN

Nestled in the sought-after Grange development on Hillside Crescent, this charming end-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, downstairs shower room, utility room and upstairs bathroom, this property is ideal for families or those seeking extra space.

The inviting lounge that flows seamlessly into the dining room provides a warm welcome, perfect for relaxing or entertaining guests. The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home from day one.

Location is key, and this property does not disappoint. It is conveniently situated close to Cheshunt Town Centre, where you will find a variety of shops, cafes, and amenities to cater to your daily needs. Additionally, both Cheshunt and Theobalds Grove Train Stations are nearby, offering excellent transport links for commuters heading into London or beyond.

For those looking to personalise their living space, there is potential to extend the property further, subject to planning permission. This flexibility allows you to create your dream home tailored to your specific needs.

In summary, this well-located and beautifully presented end-terrace house on Hillside Crescent is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this lovely property your own.



**Driveway**

**Porch**

**Entrance Hall**

**Lounge**

18'7" x 11' narrowing to 9'1" (5.66m x 3.35m narrowing to 2.77m)

**Dining Room** 12'4" x 10'9" (3.76m x 3.28m)  
plus bay window

**Kitchen**

15'6" x 11'8"(narrowing to 6'11") (4.72m x 3.56m(narrowing to 2.11m))

**Utility Room**

**Bedroom One**

11'4" into fitted wardrobe x 10'9" (3.45m into fitted wardrobe x 3.28m )  
plus bay window

**Bedroom Two** 11'9" x 11'4" (3.58m x 3.45m)

**Bedroom Three** 7'9" x 6'9" (2.36m x 2.06m)  
plus bay window

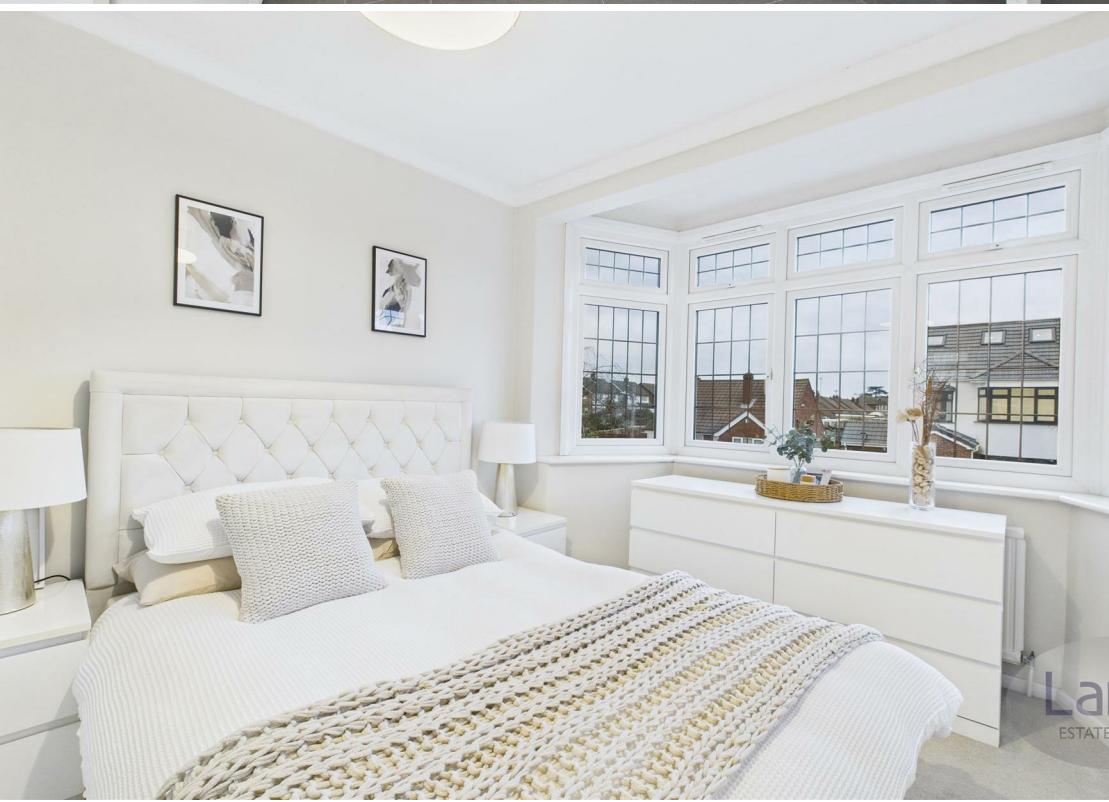
**Shower Room**

**Bathroom**

**Rear Garden**

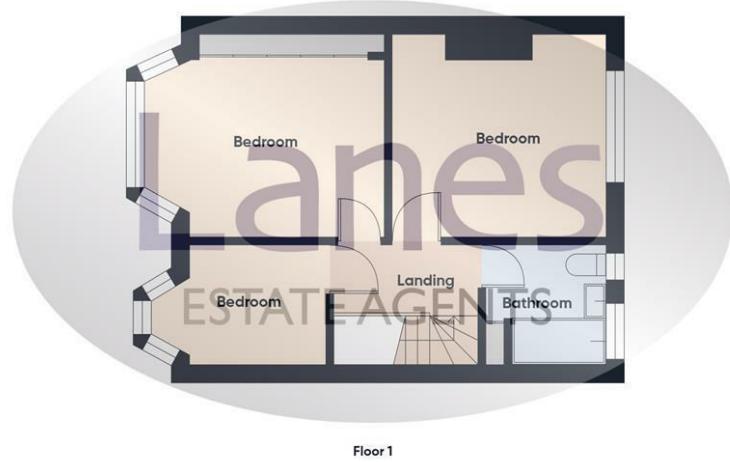
**REFERENCE**

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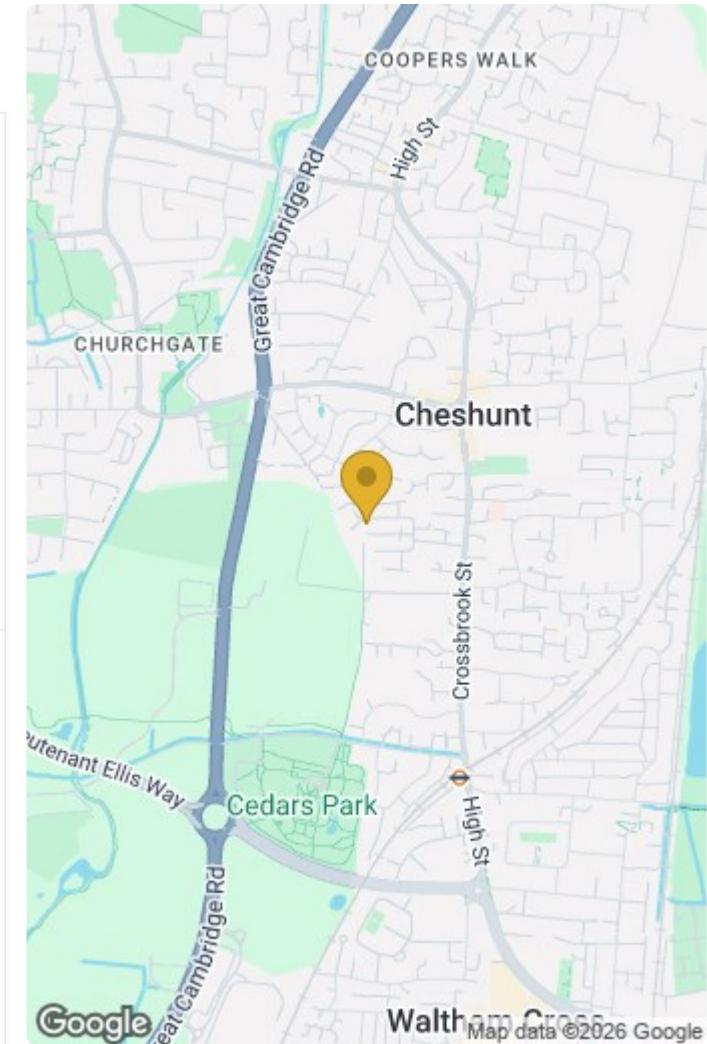


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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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 <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	