



32 Cromwell Avenue, Cheshunt, Waltham Cross, EN7 5DN  
Chain Free £425,000



# 32 Cromwell Avenue, Waltham Cross, EN7 5DN

\*\*\*CHAIN FREE\*\*\*

Situated on the popular Cromwell Avenue in Cheshunt, this well-presented terraced home offers generous living space and a fantastic setting for family life.

Inside, the property features three comfortable bedrooms and two versatile reception rooms, providing flexibility for both everyday living and entertaining. Whether you need a cosy lounge, a formal dining area, or even a home office, this layout adapts easily to your needs.

The ground floor also benefits from a conveniently placed bathroom, adding to the home's practicality. To the rear, a substantial garden offers plenty of outdoor space—ideal for children, summer gatherings, or those with a passion for gardening. A garage at the back further enhances the property, offering useful storage or workshop potential.

The location is a real highlight, with a selection of well-regarded schools and local amenities close by, making it an excellent choice for families and commuters alike.

Offering both comfort and potential, this is a home ready to be enjoyed from day one.

\*\*\*CHAIN FREE\*\*\*



**Entry**

**Lounge** 14'9" x 11'8" (4.50m x 3.56m)

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

**Kitchen** 16'11" x 5'9" (5.16m x 1.75m)

**Bathroom**

**First Floor Landing**

**Bedroom One** 14'9" x 11'8" (4.50m x 3.56m)

**Bedroom Two** 11'1" x 10'4" (3.38m x 3.15m)

**Bedroom Three** 7'11" x 7'1" (2.41m x 2.16m)

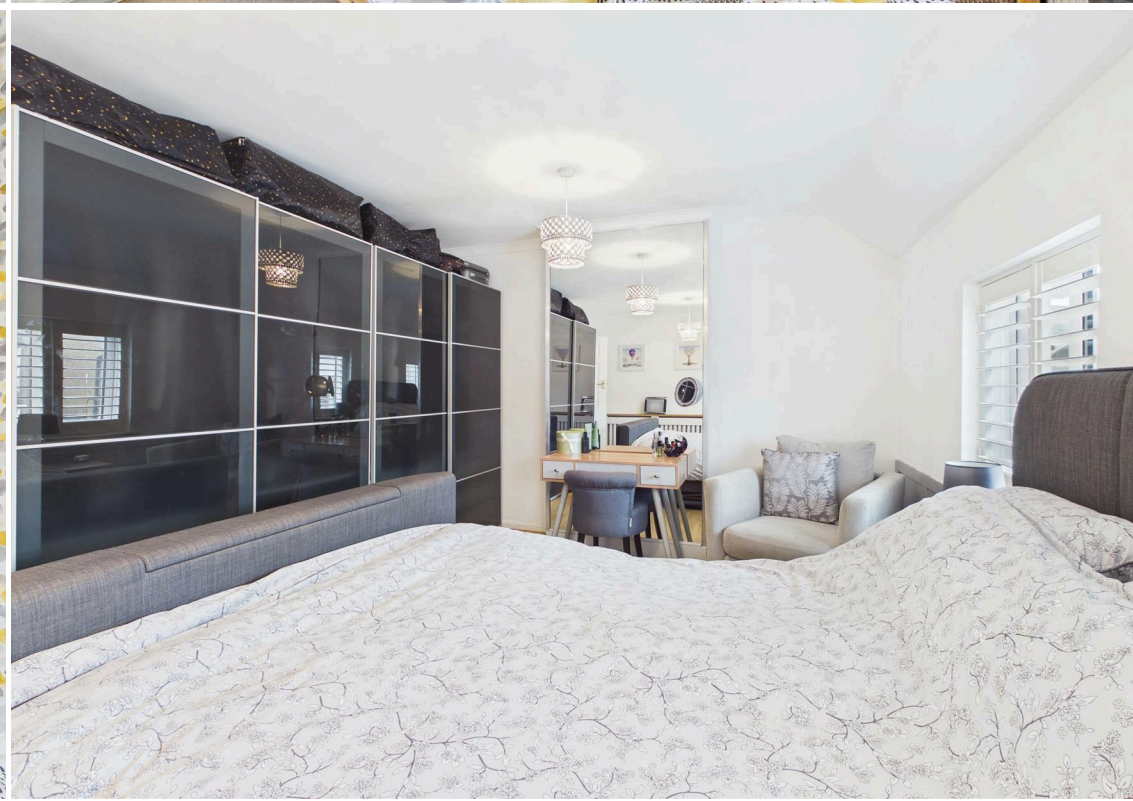
**Front Garden**

**Rear Garden**

**Garage**

**REFERENCE**

CH6651 LANES CHESHUNT ESTATE AGENTS



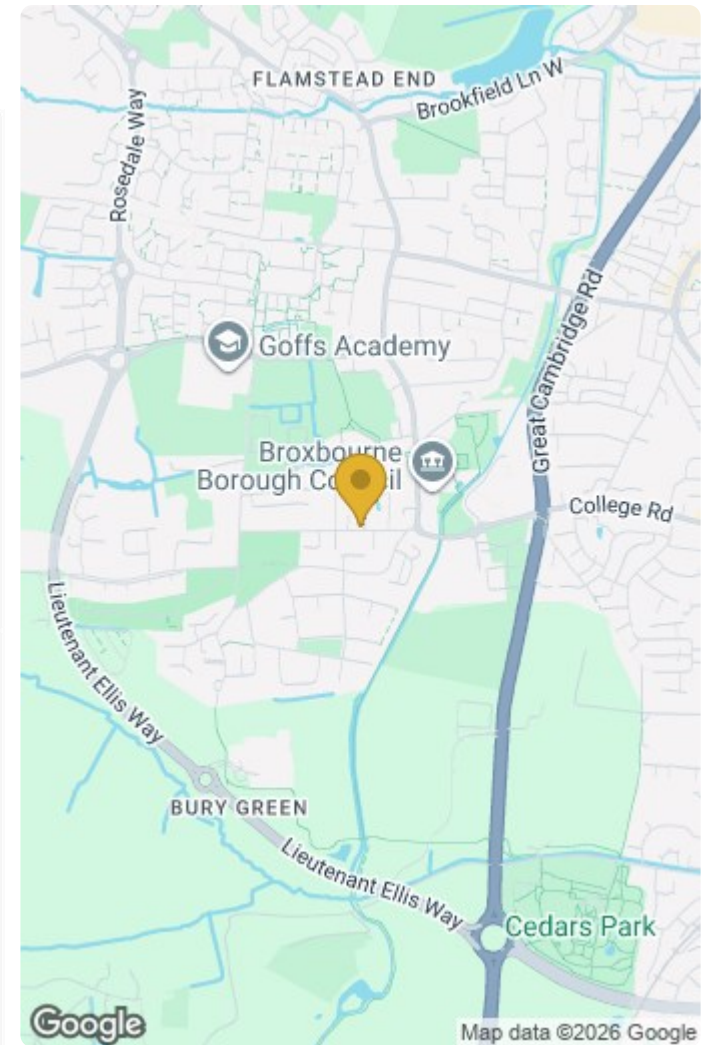




Floor 0



Floor 1



**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>	71	80
	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 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.

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