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## 10 Dewhurst Road, Cheshunt, Waltham Cross, EN8 9PE

**Guide Price £375,000**

GUIDE PRICE £375,000-£390,000

Located on Dewhurst Road in Cheshunt, Waltham Cross, this two-bedroom terraced house offers comfortable living in a convenient location.

The property features a spacious lounge/diner with plenty of room for both living and dining furniture, making it a practical and versatile space. To the rear, the conservatory provides additional living accommodation and overlooks the south-facing garden, which enjoys a good amount of natural sunlight throughout the day.

Upstairs, there are two well-proportioned bedrooms plus an additional study/storage room and a family bathroom.



**Door to**

**Hallway**

**Lounge/Diner**

23'9 x 11'10 opening to 13'6 (7.24m x 3.61m opening to 4.11m ) into alcove

**Kitchen**

11'7 x 6'1 opening to 13' (3.53m x 1.85m opening to 3.96m ) L-Shaped

**Utility Area**

**W.C**

**Conservatory**

13'7 x 8'1 (4.14m x 2.46m)

**First Floor Landing**

**Bedroom**

11'11 x 11'1 to fitted wardrobe (3.63m x 3.38m to fitted wardrobe)

**Bathroom**

**Second Floor Landing**

**Bedroom**

12'5 x 9'7 into bay (3.78m x 2.92m into bay)

**Storage/Walk-in wardrobe**

**Rear Garden**

**Reference**

CH6671/EB/20052026 - LANES Cheshunt Estate Agent

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			
		64	80
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.

