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**20 Beadman Road, Cheshunt, Waltham Cross, EN8 9FR**

**Guide Price £475,000**

GUIDE PRICE £475,000-£490,000

Nestled on Beadman Road in the charming area of Cheshunt, Waltham Cross, this delightful detached house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, each designed with a keen eye for detail and finished to a beautiful standard throughout.

The layout includes a spacious open-plan living area, enhanced by elegant herringbone flooring and benefitting from underfloor heating throughout the downstairs, conveniently controlled via a smartphone app, creating a stylish, comfortable, and contemporary space that is perfect for entertaining guests or enjoying quiet evenings at home. Additionally, the house features two bathrooms, including a convenient en-suite, ensuring ample facilities for both residents and visitors alike.

Families will appreciate the proximity to good schools, making this home an ideal choice for those with children. With its blend of modern amenities and a welcoming atmosphere, this detached house on Beadman Road is a wonderful place to call home. Don't miss the chance to view this exceptional property.



Entrance Hall

Ground floor cloakroom

Open Plan Living /Kitchen Area

26'3" x 12'9" narrowing to 10'5" (8.00m x 3.89m  
narrowing to 3.18m)

First Floor Landing

Bedroom

10'6" inclusive of wardrobe x 10'3" (3.20m inclusive of  
wardrobe x 3.12m)

En-Suite

Bedroom

15'9" into wardrobe x 8'1" (4.80m into wardrobe x 2.46m)

Bathroom

Rear Garden

Allocated Parking

REFERENCE

CH6676 LANES CHESHUNT ESTATE AGENTS

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 94                      |
| (81-91) B                                   | 82      |                         |
| (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 |



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.

