

# Lanes

ESTATE AGENTS

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198a Turners Hill, Cheshunt, Waltham Cross, EN8 9DE

**£350,000**

OFF STREET PARKING TO REAR!

Situated in the heart of Cheshunt Town Centre, this beautifully presented and generously proportioned two-bedroom ground floor conversion offers an excellent combination of character, space, and convenience.

The property is in lovely condition throughout, boasting bright and spacious accommodation that's ready to move straight into. Both bedrooms are well-proportioned, while the living space provides a comfortable and welcoming setting for everyday living and entertaining.

To the rear, you'll find a private garden, offering an ideal outdoor space to relax, entertain, or enjoy al fresco dining. The property also benefits from allocated parking to the rear, providing valuable off-street parking.



Entry

Lounge  
14'5" x 11'2" (4.39m x 3.40m)

Kitchen/Diner  
14'7" x 9'4" (4.45m x 2.84m)

Hallway

Bedroom  
10'7" x 9'9" (3.23m x 2.97m)

Shower Room

Bedroom  
9'7" x 6'4" (2.92m x 1.93m)

Private Rear Garden

Parking to Rear

REFERENCE  
CH6684 LANES CHESHUNT ESTATE AGENTS

| 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 |           |



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.

