



13 Raydon Road, Cheshunt, Waltham Cross, EN8 8SL

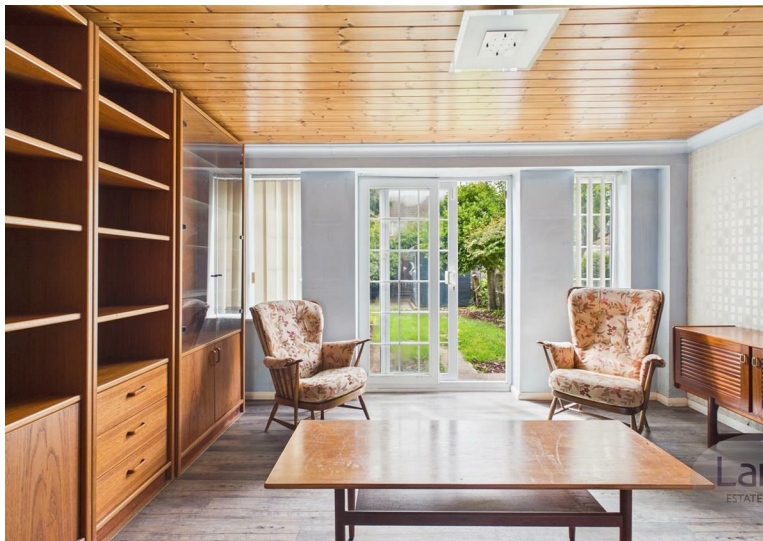
£435,000

Lanes
ESTATE AGENTS

13 Raydon Road, Waltham Cross, EN8 8SL

A three-bedroom end-of-terrace family home, tucked away in a quiet cul-de-sac and offering excellent potential for modernisation and improvement. Ideally located within easy reach of both Waltham Cross and Theobalds Grove train stations, the High Street and a range of local amenities. The property is also conveniently situated close to schools and provides excellent transport links, with easy access to the A10 and M25 motorway networks. Internally, the accommodation benefits from a spacious through lounge, dining room, a first-floor family bathroom, and a rear garden. There is also potential to create off-street parking/driveway, subject to the necessary planning permissions and consents (STPP). A fantastic opportunity for buyers looking to add value and create a home tailored to their own tastes.

Call Now!



Entry

Lounge

23'11" x 10'5" narrowing to 9'5" (7.29m x 3.18m narrowing to 2.87m)

Dining 14' x 9'10" (4.27m x 3.00m)

Kitchen 10'6" x 7'2" (3.20m x 2.18m)

First Floor Landing

Bedroom 12'8" x 10'5" (3.86m x 3.18m)

Bedroom 10'10" x 10'3" (3.30m x 3.12m)

Bedroom 7' x 6'3" (2.13m x 1.91m)

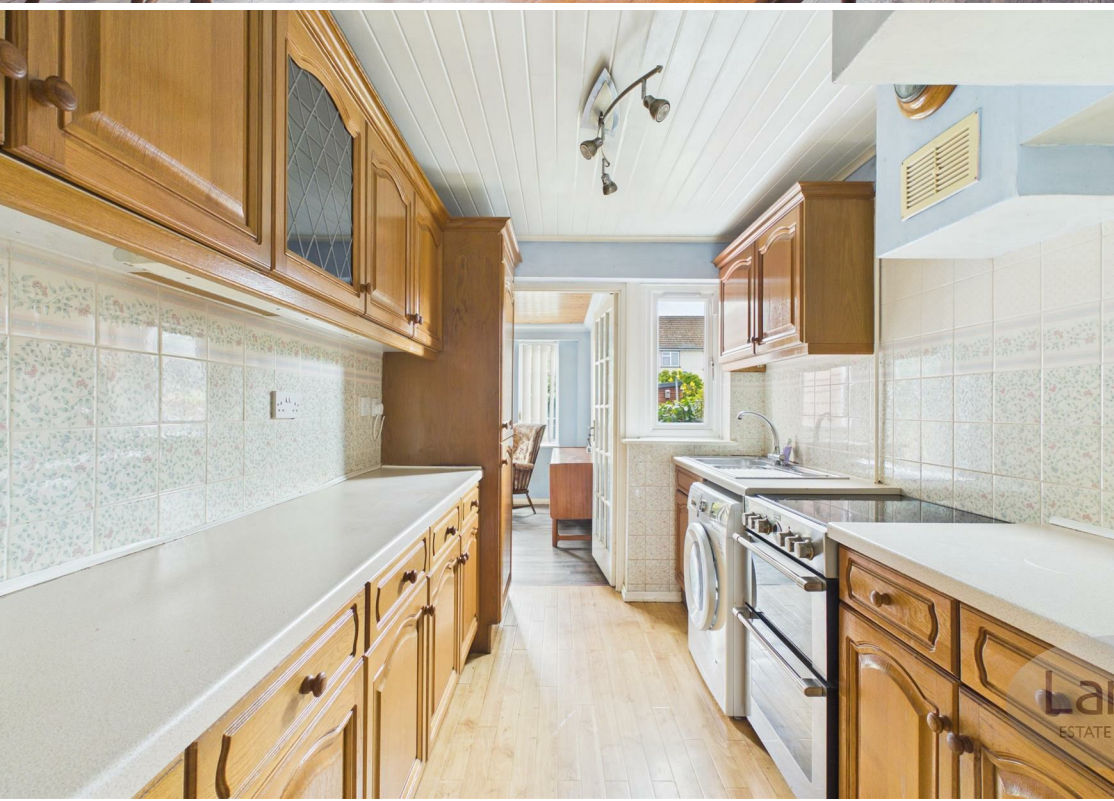
Bathroom

Paved Front Garden

Rear Garden

REFERENCE

CH6683 LANES CHESHUNT ESTATE AGENTS







Floor 0

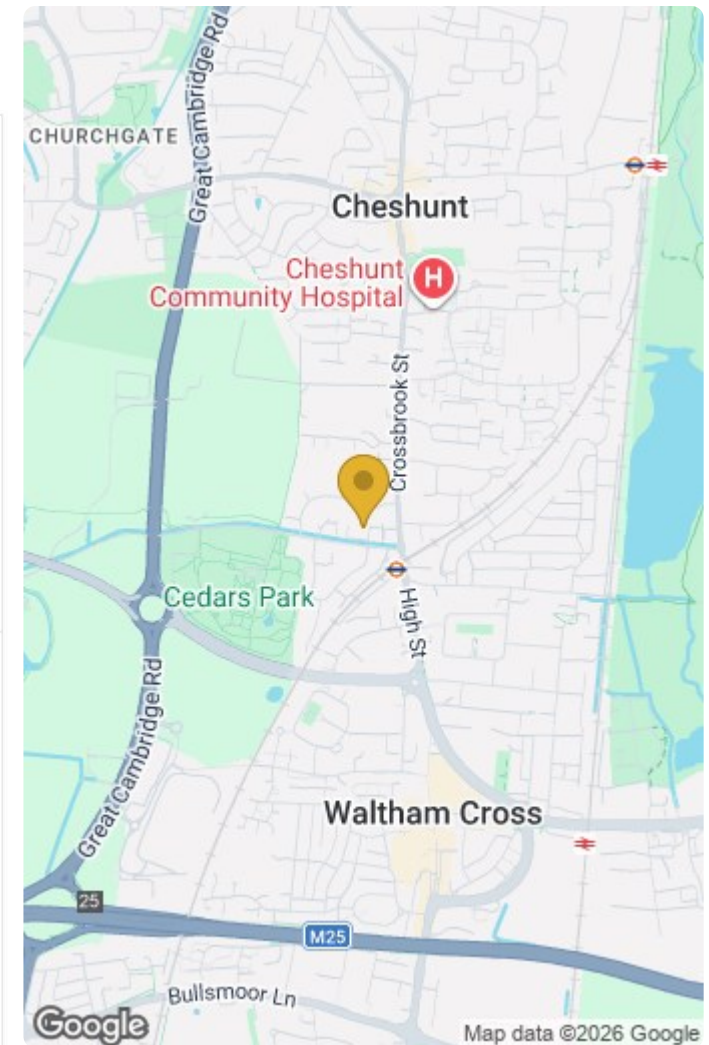


Floor 1



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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