

# Lanes

ESTATE AGENTS

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**67 Brookfield Gardens, Cheshunt, Waltham Cross, EN8 0QB**

**£450,000**

Nestled in the desirable Brookfield Gardens area of Cheshunt, this charming three bedroom terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own personal space.

The house features a conveniently located first-floor bathroom, making daily routines more accessible. The extension adds to the living space, enhancing the overall functionality of the home. Off-street parking is a valuable asset in this area, ensuring that you have a secure place for your vehicle.

Additionally, there is potential for a garage at the rear, offering further possibilities for storage or even a workshop. The property is chain-free, allowing for a smoother and quicker transaction, which is particularly appealing in today's market.

This home is not just a property; it is a place where memories can be made. With its prime location and ample features, it is a must-see for anyone looking to settle in Cheshunt. Don't miss the chance to make this delightful house your new home.



Door to

Hallway

Reception One

11'5 x 12'7 (3.48m x 3.84m)

Reception Two

22'1 x 11'7 narrowing to 9'9 and into alcove (6.73m x 3.53m narrowing to 2.97m and into alcove)

Kitchen

18'9 x 6'8 (5.72m x 2.03m)

First Floor Landing

Bedroom

12'2 x 10'5 (3.71m x 3.18m)

Bedroom

11'6 x 10'6 (3.51m x 3.20m)

Bedroom

7'4 x 6'8 (2.24m x 2.03m)

Bathroom

Rear Garden

Front Garden

Off street parking

Reference

CH6687/PL/06072026 - 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			
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	



Approximate total area<sup>(1)</sup>  
92.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**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.

