

Lanes

ESTATE AGENTS

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26. Watercress Road, Cheshunt, Waltham Cross, EN7 6XN

Offers Over £675,000

Situated on the highly desirable Watercress Road in West Cheshunt, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. The property further benefits from a generous driveway and is ideally positioned within easy reach of highly regarded schools, local amenities, and excellent transport links.

Upon entering, a welcoming and spacious hallway sets the tone for the home. To the right, you will find a separate, well-appointed kitchen offering ample storage, with an attractive archway leading through to a useful utility area and additional storage space. To the left of the hallway is a separate reception room, providing a cosy and flexible living area.

To the rear, the property opens into a generous open-plan living and dining space, ideal for entertaining and family gatherings. The conservatory adds further living accommodation, with patio doors opening directly onto the garden. A downstairs W/C completes the ground floor.



Entrance Hall

Kitchen

10'03" x 9'06" (3.12m x 2.90m)

Downstairs WC

Reception Room

15'10" x 7'06"

Lounge/Diner

22'07" x 9'11" (6.88m x 3.02m)

Conservatory

11'05" x 9'04" (3.48m x 2.84m)

First Floor Landing

Bedroom One

13'09" x 12'09" (4.19m x 3.89m)

Bedroom Two

15" x 9'06" (4.57m x 2.90m)

Bedroom Three

11'01" x 7'10" (3.38m x 2.39m)

Bedroom Four

8'00" x 7'05" (2.44m x 2.26m)

Ensuite

Bathroom

Driveway

Rear Garden

Reference

CH6688 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 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	

Floor 0 Building 1

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Approximate total area¹

117.8 m²

(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.

GIRAFFE360

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.

