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## 29. Limes Road, Cheshunt, Waltham Cross, EN8 8TJ

**£550,000**

This well-presented three double bedroom home offers spacious and versatile accommodation, perfect for families. The property features three generously sized double bedrooms, including a principal bedroom with its own en-suite shower room, as well as a modern family bathroom upstairs.

Outside, you'll find a spacious rear garden, ideal for entertaining or relaxing, along with a large driveway providing ample off-street parking.

Conveniently located within easy reach of both Cheshunt and Theobalds Grove train stations, the property offers excellent transport links into London. It is also just a short distance from the High Street, with its range of shops, restaurants, schools, and local amenities.

\*PREVIOUS PLANNING APPLICATION APPROVED FOR DOUBLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION\*

Call Now!



**Entrance Hall**

**Lounge Area**

11'4" x 11'1" (3.45m x 3.38m)

**Dining Area**

9'4" x 8'7" (2.84m x 2.62m)

**Kitchen**

9'4" x 8'2" (2.84m x 2.49m)

**Sun Room**

10'8" x 8'1" (3.25m x 2.46m)

**First Floor Landing**

**Bedroom**

**Bedroom**

**Bathroom**

**Bedroom**

**En-Suite**

**Driveway**

**Rear Garden**

**REFERENCE**

CH6686 LANES CHESHUNT ESTATE AGENT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>80</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.



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