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**14 Hatton Road, Cheshunt, Waltham Cross, EN8 9QQ**

**£495,000**

This well-proportioned three-bedroom end-of-terrace house offers spacious and versatile accommodation, having been extended to provide additional living space. The property benefits from three good-sized bedrooms, making it well suited to families, first-time buyers or those looking for a home with flexible living arrangements.

Outside, there is a private driveway and garage, providing off-road parking and useful storage.

The property is conveniently located close to Cheshunt Train Station and Cheshunt Town Centre, with local shops, amenities and transport links all within easy reach.

Offering good-sized accommodation, private parking and a convenient location, this property presents an excellent opportunity for a range of buyers.

Early viewing is recommended to fully appreciate the space and location on offer.



## Entrance Hall

## Lounge/Diner

25'8" x 12'2" narrowing to 10'4" (7.82m x 3.71m narrowing to 3.15m)

## Kitchen

12'10" x 7'8" (3.91m x 2.34m)

## Reception

9'6" x 7'5" (2.90m x 2.26m)

## Downstairs WC

## First Floor Landing

## Bedroom

14'2" x 10'5" (4.32m x 3.18m)

## Bedroom

11'1" x 10'5" (3.38m x 3.18m)

## Bedroom

7'9" x 8'1" (2.36m x 2.46m)

## Wet Room

## Driveway

## Rear Garden

## Garage to Rear

## REFERENCE

CH6700 LANES CHESHUNT ESTATE AGENTS

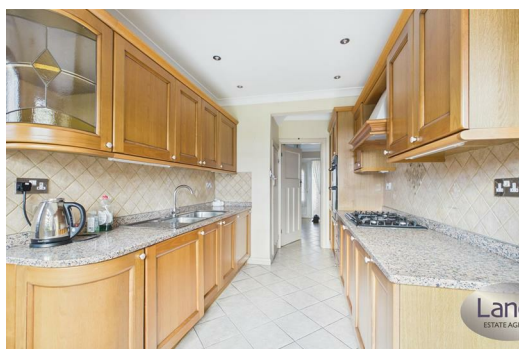
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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.



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