Lanes
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# 9 College Court, Cheshunt, Waltham Cross, EN8 9NJ

## £495,000

This delightful three bedroom semi-detached house, built in 1955, presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, while the utility room adds practicality to daily chores.

The house features a conveniently located ground floor w.c., enhancing the functionality of the home. The potential for extension to the side and rear, subject to planning permission, allows for the possibility of creating your dream space tailored to your needs.

Outside, the property boasts off-street parking, ensuring convenience for residents and guests. Additionally, a garage to the rear provides extra storage or parking options, making this home both practical and versatile.

With its appealing features and potential for further development, this semi-detached house in College Court is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this property your own and enjoy all that Cheshunt has to offer.







## Door to

## Hallway

## Lounge/diner
24'0 x 11'6 narrowing to 9'5 (7.32m x 3.51m narrowing to 2.87m)

## Kitchen
10'3 x 7'7 (3.12m x 2.31m)

## Utility Room
8'1 x 13'2 (2.46m x 4.01m)

## W.C

## First floor bathroom

## Bedroom
12'7 x 10'7 (3.84m x 3.23m)

## Bedroom
11'0 x 10'7 (3.35m x 3.23m)

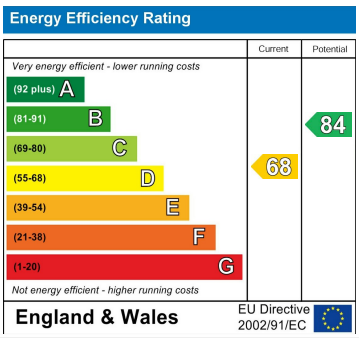
## Bedroom
6'9 x 9'6 (2.06m x 2.90m)

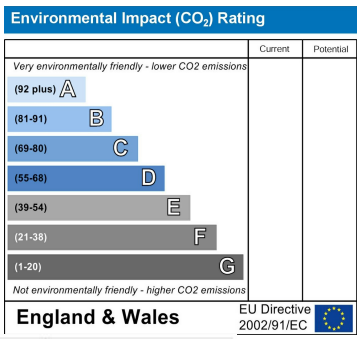
## Bathroom

## Front Garden
Off street parking

## Rear Garden
Garage, patio area, laid lawn and mature shrubs.

## Reference
CH6704/PL/06102026 - Cheshunt Estate Agent







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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