



Estate Agents • Lettings • Land & New Homes



97 Prospect Road, Cheshunt, Waltham Cross, EN8 9QP

Offers In The Region Of £400,000

CHAIN FREE

A well-positioned three-bedroom house situated on a residential road, benefiting from a driveway and garage. Conveniently located close to Cheshunt High Street and a range of local schools, with Cheshunt train station approximately 1.1 miles away, offering direct links into London. The property presents a fantastic opportunity for buyers looking to create their ideal home, with scope for modernisation and the chance to add their own personal touch.

Call Now!



Driveway

Entrance Hall

Lounge

17'7" x 14'9" narrowing to 9'7" (5.36m x 4.50m narrowing to 2.92m)

Kitchen

14'9" x 7'7" (4.50m x 2.31m)

Sun Room

7'7" x 7'2" (2.31m x 2.18m)

First Floor Landing

Bedroom One

13'9" x 9' (4.19m x 2.74m)

Bedroom Two

11'7" x 8' (3.53m x 2.44m)

Bedroom Three

8'4" x 6'7" (2.54m x 2.01m)

Bathroom

Rear Garden

Garage En Bloc

REFERENCE

CH6707 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		



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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 **Email:** ch@lanesproperty.co.uk www.lanesproperty.co.uk

