



ABSOLUTE
PROPERTY

18 Lower Shott
Waltham Cross, Hertfordshire EN7 6DP

£529,995



Absolute Property are pleased to present a three bedroom link detached property, Located in a quiet cul-de-sac in West Cheshunt on the highly sought after "Adamsfield" development, being only moments away from a selection of highly regarded schools, recreational parkland and country walks and is 1.8 Miles away from Cheshunt Train Station & 3.1 Miles away form Cuffley Train Station. This property has many benefits to include a through lounge, guest wc, conservatory, garage, driveway and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended.



ENTRANCE:

Front door opening to:

HALLWAY:

Doors to through lounge, stairs to first floor landing, radiator.

THROUGH LOUNGE:

Coving to ceiling, two radiators, tv socket, upvc double glazed window to front aspect, double glazing sliding door opening to conservatory, door to kitchen.

KITCHEN:

Range of eye and base level units, built in double oven, hob and extractor, plumbing for washing machine and dishwasher, stainless steel sink drainer unit with mixer taps, double glazed window to rear aspect, understairs storage cupboard, door to 2nd hallway.

SECOND HALLWAY:

Doors to integral garage, guest wc and single door opening to rear garden

GUEST WC:

Comprising of low flush wc, hand wash basin, frosted window to rear aspect.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, bedroom three, bathroom, airing cupboard, loft access, upvc double glazed window to side aspect, radiator.

BEDROOM ONE:

Fitted wardrobes with sliding mirror door, radiator, upvc double glazed window to rear aspect.

BEDROOM TWO:

Radiator, upvc double glazed window to front aspect

BEDROOM THREE

Radiator, upvc double glazed window to front aspect

CONSERVATORY:

Upvc double glazed single door opening to rear garden

FRONT ASEPECT:

Driveway leading to garage with up and over door, rest laid to lawn shrub borders

GARAGE:

Accessed via up and over door with electrics and lighting

REAR GARDEN:

Mainly laid to lawn with various shrub borders and flower beds, outside tap, outside lighting







Energy Efficiency Rating		Current	Potential
93-100	A		86
81-92	B		
69-80	C		
55-68	D	60	
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
102 plus	A		86
81-91	B		
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	