



 paulwallace

Primrose Path, West Cheshunt, EN7 5AN |  
£455,000 | Freehold



## Primrose Path, West Cheshunt, EN7 5AN

This TWO BEDROOM well-presented SEMI-DETACHED property in the heart of SOUGHT AFTER WEST CHESHUNT benefits from a spacious lounge and kitchen with separate dining area. Having already been extended and situated on a large plot, with a separate utility area, off street parking, gas central heating and double glazed windows.

### Key features

- Two Bedrooms
- Semi Detached
- Off-Street Parking
- Extended To The Rear
- Spacious Rear Garden
- Utility Area
- Gas Central Heating
- Double Glazed Windows

### Property Information

Tenure  
Freehold

Council Tax  
D

EPC Rating  
D

Local Authority  
Broxbourne County Council



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Cheshunts leading estate agent.  
Please get in touch for your free  
property valuation.



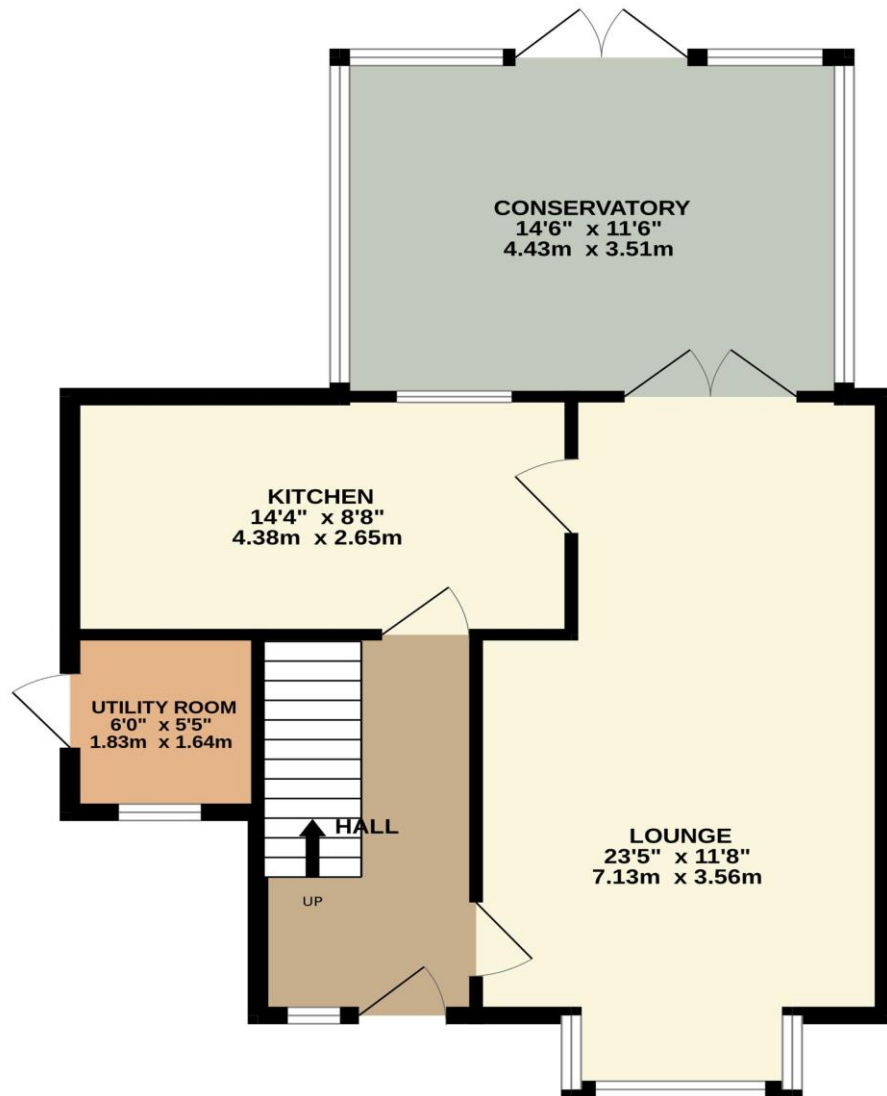




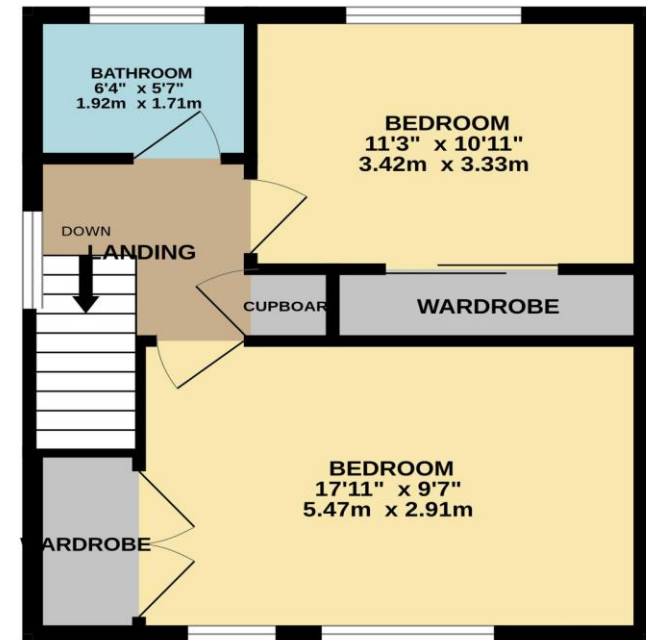




GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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