

Lanes

ESTATE AGENTS

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28 Great Stockwood Road, Cheshunt, Waltham Cross, EN7 6UJ

£400,000

Located in a Sought-After 'West Cheshunt' location, is this end of terrace two bedroom home on 'Great Stockwood Road' The property is well-presented throughout with two double bedrooms, kitchen/diner to rear, fantastic three piece bathroom suite comprising of bath, shower and WC as well as rear garden, parking plus much more!

Call now to avoid disappointment, viewing is highly advised.



Driveway

Pattern brick drive with parking for 2 cars.

Porch

4" x 3" (1.22m x 0.91m)
Door leading to Lounge.

Lounge

17" x 12" (5.18m x 3.66m)
Stairs to First Floor Landing and door to Kitchen

Kitchen

12" x 8" (3.66m x 2.44m)
Eye and base level units with worksurfaces, fitted oven with gas hob and extractor hood, space appliances and table. Window to rear aspect and doors to Garden.

First Floor Landing

Loft access with built in ladder, window to side aspect and doors leading to all rooms.

Bathroom

Panel enclosed bath with separate shower cubicle with shower over, closed couple WC, vanity hand basin and mixer tap, heated towel rail. Fully tiled.

Bedroom One

Fitted wardrobe and window to front aspect.

Bedroom Two

Fitted wardrobe, airing cupboard and window to rear aspect.

Rear Garden

South-Facing, with patio area leading to lawn, timber shed and side access.

REFERENCE

CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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 errors, 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 is given as to their condition or efficiency. Made with Metropix (2023)

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.

