

# Lanes

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**116 Andrews Lane, Cheshunt, Waltham Cross, EN7 6LA**

**£475,000**

A three double bedroom character built semi detached property with scope to side subject to planning permission. The property benefits from a ground floor bathroom, first floor shower room, lounge/diner, double glazing, gas central heating and much more.



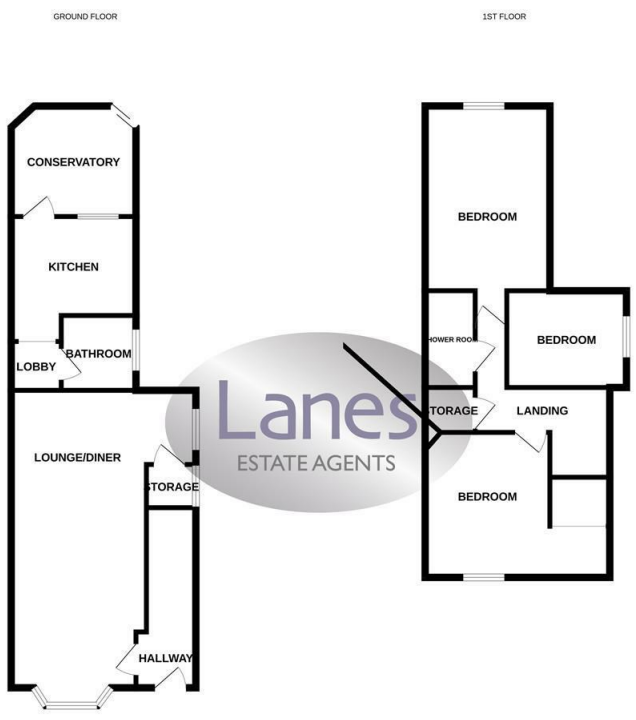
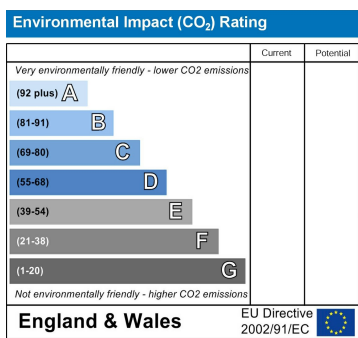
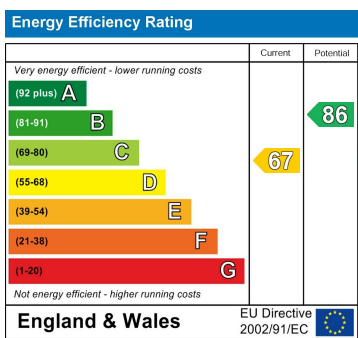
**Door to**  
**Hallway**  
**Lounge/diner**  
 23'10 x 15'11 (7.26m x 4.85m)  
 narrowing to 10'0  
**Lobby**  
**Bathroom**  
**Kitchen**  
 10' x 10' (3.05m x 3.05m)

**Bedroom Three**  
 8'10 x 8'0 (2.69m x 2.44m)  
**Shower room**  
**Front**  
 off street parking

**Rear**  
 laid lawn, shed, green house and shrub borders.

**Reference**  
 CH6427/PL/PL/PL/18012024 - Cheshunt Estate agents

**Conservatory**  
**First floor landing**  
**Bedroom One**  
 14'10 x 10'0 (4.52m x 3.05m)  
**Bedroom Two**  
 10'11 x 9'11 (3.33m x 3.02m)  
 narrowing to 9'0



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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 to be given. Made with Metaphor 2002.

**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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