



Estate Agents • Lettings • Land & New Homes



**91 Russells Ride, Cheshunt, Waltham Cross, EN8 8UF**

**£415,000**

Situated on 'Russells Ride' is this three bedroom end of terrace home. The property benefits from three bedrooms, upstairs bathroom, rear garden, gas central heating, double glazing and much more. The home is also only 0.6 miles to 'Cheshunt Train Station' with direct links into London. Amenities are also close by within Cheshunt's Town Centre, 'The Old Pond' with a range of shops, cafes and restaurants.

Call Now!

## **Front Garden**

## **Entrance Hall**

## **Lounge**

22' x 11' (narrowing to 10') (6.71m x 3.35m (narrowing to 3.05m))

## **Kitchen/Diner**

26' x 7' (narrowing to 5') (7.92m x 2.13m (narrowing to 1.52m))

## **Bedroom One**

11' (narrowing to 10') x 11' (narrowing to 5'11") (3.35m (narrowing to 3.05m) x 3.35m (narrowing to 1)

## **Bedroom Two**

11' x 10' (3.35m x 3.05m)

## **Bedroom Three**

11' x 5'10" (3.35m x 1.78m)

## **Bathroom**

Panel enclosed bath with separate shower.

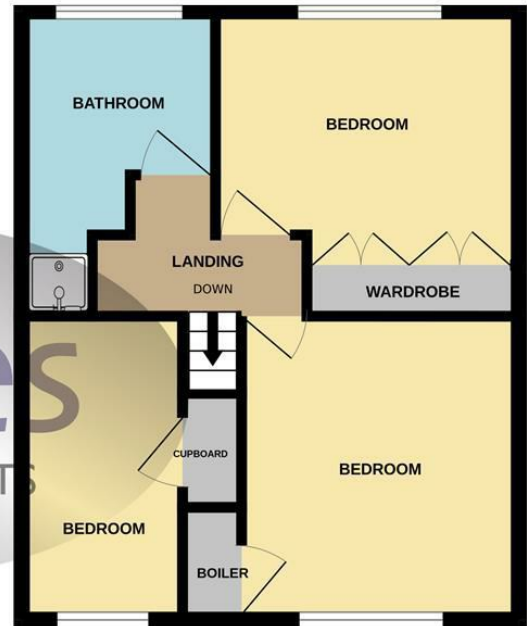
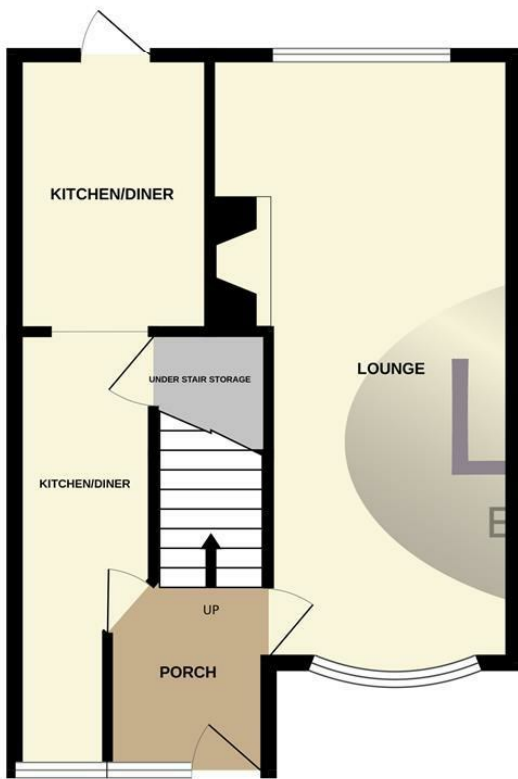
## **Rear Garden**

West Facing Garden with patio area leading lawn.



GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		85
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	67	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

