



48 Roundmoor Drive, Cheshunt, Waltham Cross, EN8 9HE

£450,000



## 48 Roundmoor Drive, Waltham Cross, EN8 9HE

A three bedroom semi detached property in need of modernisation. The property benefits from double glazing, gas central heating, garage, off street parking, first floor bathroom and more. The property is also within easy reach of schools, shops and Cheshunt Rail Station.

Offered chain

Call now to view!



### **Porch To**

### **Hallway**

### **Lounge**

15'4 x 11'6 narrowing to 9'3 (4.67m x 3.51m narrowing to 2.82m)

### **Dining Room**

7'8 x 6'8 (2.34m x 2.03m)

### **Kitchen**

10'8 x 7'5 (3.25m x 2.26m)

### **Conservatory**

### **First Floor Landing**

### **Bedroom One**

12'8 x 10'5 into fitted wardrobe and narrows to 9' (3.86m x 3.18m into fitted wardrobe and narrows to )

### **Bedroom Two**

10'6 x 10'6 into fitted wardrobe (3.20m x 3.20m into fitted wardrobe)

### **Bedroom Three**

7'1 x 6'8 (2.16m x 2.03m)

### **Front**

Off street parking and access to garage

### **Rear**

Laid lawn and shrub borders

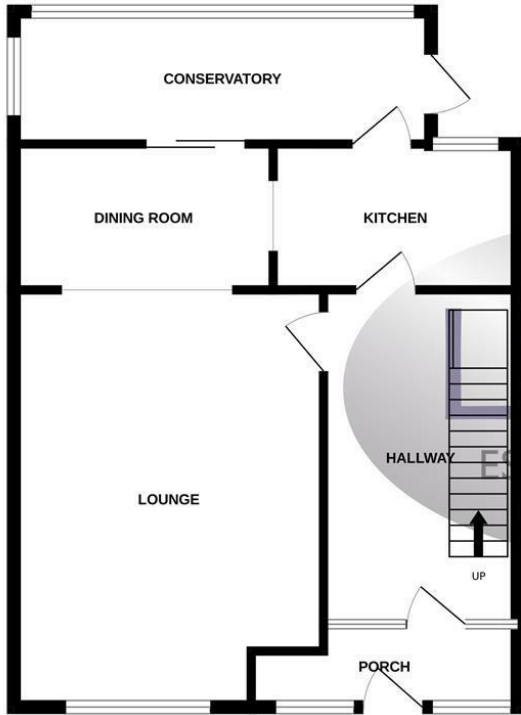
### **Reference**

CH6454/PL/PL/PL/07052024 - Cheshunt Estate Agent





GROUND FLOOR



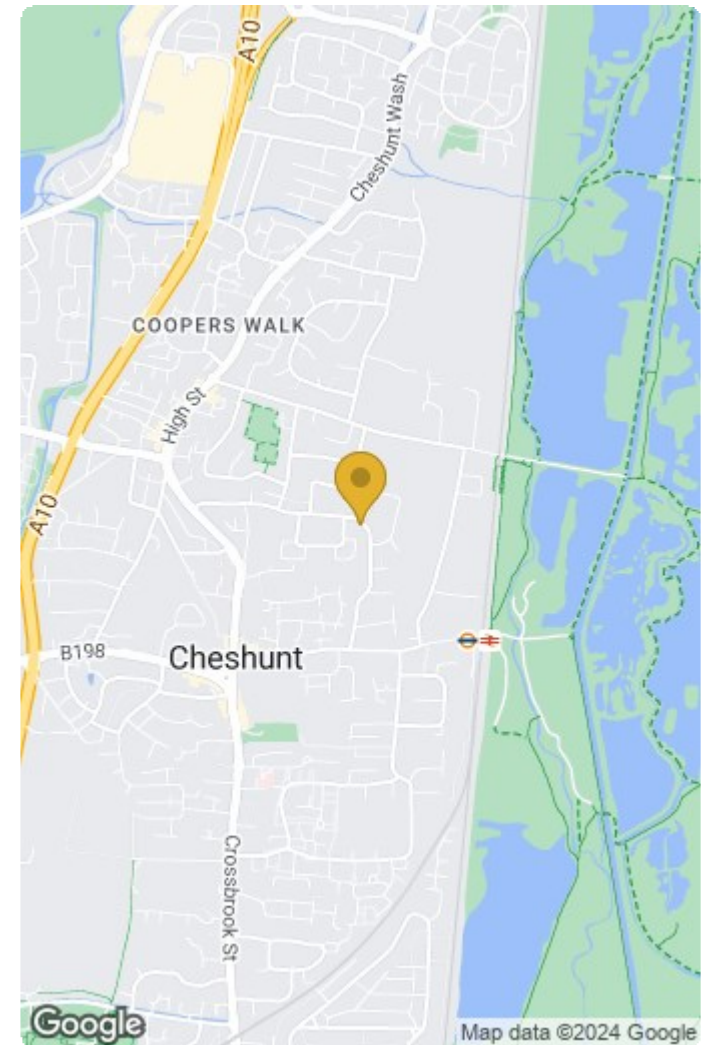
1ST FLOOR



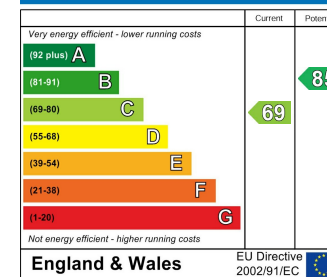
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

