

# Lanes

ESTATE AGENTS

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**3 Elgin Road, Cheshunt, EN8 8QL**

**Offers In Excess Of £490,000**

Lanes are pleased to offer this three/four bedroom semi detached property situated in the very popular Grange Estate in Central Cheshunt. Benefitting from garage, parking, ground floor and first floor wet rooms, extended kitchen much more. The property is within easy reach of Cheshunt Rail Station, schools, shops and the A10 and M25 road networks.

Call now to view!



**Porch to:**

**Hallway**

**Ground Floor Wet Room**

**Lounge**

15'4 x 11'7 (4.67m x 3.53m)

**Kitchen**

20'3 x 9'8 narrowing to 8'4 (6.17m x 2.95m narrowing to 2.54m)

**Bedroom Four**

11'0 x 8'9 (3.35m x 2.67m)

**First Floor Landing**

**Bedroom One**

12'7 x 10'6 (3.84m x 3.20m)

**Bedroom Two**

10'6 x 10'6 (3.20m x 3.20m)

**Bedroom Three**

7'0 x 6'9 (2.13m x 2.06m)

**Wet Room**

**Front**

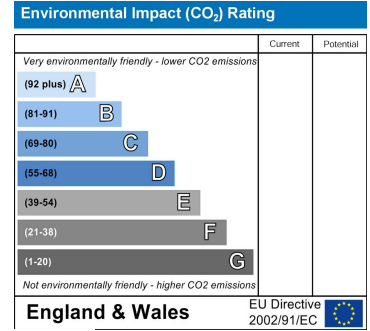
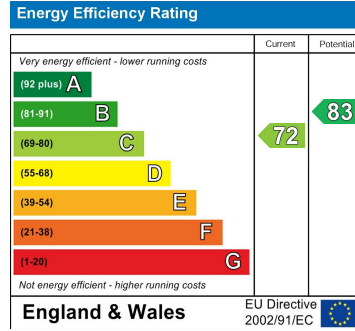
Paved for off street parking

**Rear**

Laid lawn with shrub borders and access to garage.

**Reference**

CH6456/PL/PL/PL/10052014 - Cheshunt Estate Agent



GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 in each 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 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.

