

Lanes

ESTATE AGENTS

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48 Tudor Avenue, Cheshunt, Waltham Cross, EN7 5AZ

£475,000

Situated in the ever popular 'Bury Green Development' is this three bedroom tunnel link terraced home on 'Tudor Avenue'. Some benefits include, modern upstairs shower room, extended kitchen with dining area, additional outside WC, south facing rear garden with side access (via tunnel) as well as it's own driveway.

'Tudor Avenue' is local to good schools such as 'Goffs Academy' and also has the potential to extend further, for example, to the rear and into the loft (STPP).

Call Now to avoid disappointment!



Driveway

Brick patterned driveway with parking for two cars.

Porch

Door To-

Entrance Hall

Stairs to First Floor Landing and access to Kitchen

Kitchen

18' x 8'10" (5.49m x 2.69m)

Eye and base level units throughout, Electric cooker and hob, integrated microwave and space for other appliances. Tiled flooring, door to Rear Garden and access to Dining Area.

Dining Area

9' x 8'10" (2.74m x 2.69m)

Parquet Flooring and access to Lounge.

Lounge

13' x 12' plus bay window (3.96m x 3.66m plus bay window)

Bay window to front aspect.

First Floor Landing

Loft hatch and doors leading to all rooms.

Bedroom One

12' x 11' (3.66m x 3.35m)

Fitted Wardrobes.

Bedroom Two

12' x 8'11" (3.66m x 2.72m)

Fitted Wardrobe

Bedroom Three

8' x 8' inclusive of storage cupboard (2.44m x 2.44m inclusive of storage cupboard)

Shower Room

Fully tiled, shower cubicle with shower over, closed couple WC with vanity hand basin and heated towel rail.

Rear Garden

Patio area with steps leading to lawn with flower bed borders. Shingled area at rear with space for sheds.

WC and Brick Built Storage Unit

WC with additional storage unit.

REFERENCE

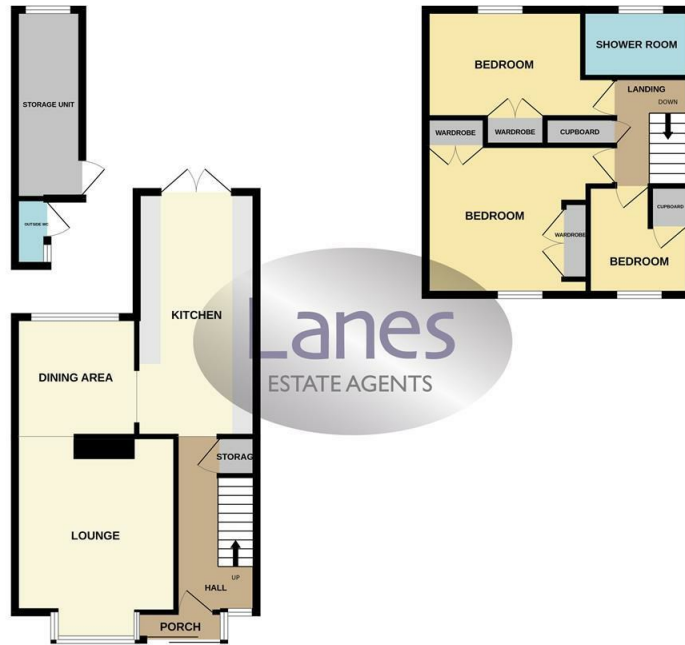
CH6473/EB/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			86
(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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given. Made with Metronix i2008

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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.

