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11 Welsummer Way, Cheshunt, Waltham Cross, EN8 0UG

Offers Over £500,000

Situated on the ever popular 'Welsummer Way' is this three bedroom semi detached home! This property comprises of modern kitchen, conservatory, upstairs bathroom, downstairs WC, garage to side, driveway, plus much more. Whilst having a fantastic rear garden, the property also has the potential to extend (STPP).

This home is located within easy access to 'Brookfield Retail Park' and the A10 Road Network with direct routes into London.

Call Now to View!



Driveway

Brick pattern driveway with parking for multiple cars.

Entrance Hall

Stairs to First Floor Landing plus doors to Lounge and Downstairs WC.

Downstairs WC

Lounge

15' x 11' (narrowing to 7') (4.57m x 3.35m (narrowing to 2.13m))

Kitchen/Diner

14' (narrowing to 7') x 12' (narrowing to 10') (4.27m (narrowing to 2.13m) x 3.66m (narrowing to 3)

Modern Kitchen with integrated appliances.

Conservatory

Doors to rear garden

First Floor Landing

Doors to all rooms.

Bedroom One

15'(into fitted wardrobes) x 8' (4.57m(into fitted wardrobes) x 2.44m)

Bedroom Two

10' x 7' (3.05m x 2.13m)

Bedroom Three

10' x 5'10" (inclusive of cupboard) (3.05m x 1.78m (inclusive of cupboard))

Bathroom

Fully tiled bathroom comprising of panel enclosed bath with closed couple WC and vanity wall mounted hand basin.

Rear Garden

Patio area leading to lawn and access to Garage.

Garage

Attached to side.

REFERENCE

CH6472/EB/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(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 floorplan contained here, measurements of doors, windows, stairs 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 given. Made with Metropix 02024

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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