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15 Long Moor, Cheshunt, Waltham Cross, EN8 9HN

Guide Price £500,000

Lanes are pleased to present this THREE bedroom semi detached property with SCOPE TO EXTEND TO SIDE & REAR stpp. The property benefits from OFF STREET PARKING, garage, GROUND FLOOR SHOWER ROOM, first floor shower room, GROUND FLOOR BEDROOM/ OFFICE, conservatory and much much more. The property is also within easy reach of Cheshunt Rail Station and schools. Call now to view!

Offered chain free



Door To:

Lounge Area

18'7 x 13'6 to widest point (5.66m x 4.11m to widest point)

Dining Area

9'9 x 9'8 (2.97m x 2.95m)

Conservatory

12'5 x 10'5 (3.78m x 3.18m)

Bedroom 4 / Office

15'8 x 8'4 (4.78m x 2.54m)

Shower Room

Kitchen

9'8 x 10'5 (2.95m x 3.18m)

First Floor Landing

Bedroom One

15'5 x 12'0 into fitted wardrobe (4.70m x 3.66m into fitted wardrobe)

Bedroom Two

13'3 x 12'0 (4.04m x 3.66m)

Bedroom Three

8'5 x 8'0 (2.57m x 2.44m)

Shower Room

Front

Off street parking and shrubs.

Rear

Shrub borders, artificial grass area, wood cabin and garage.

Side

Artificial grass area and potential to extend STPP

Reference

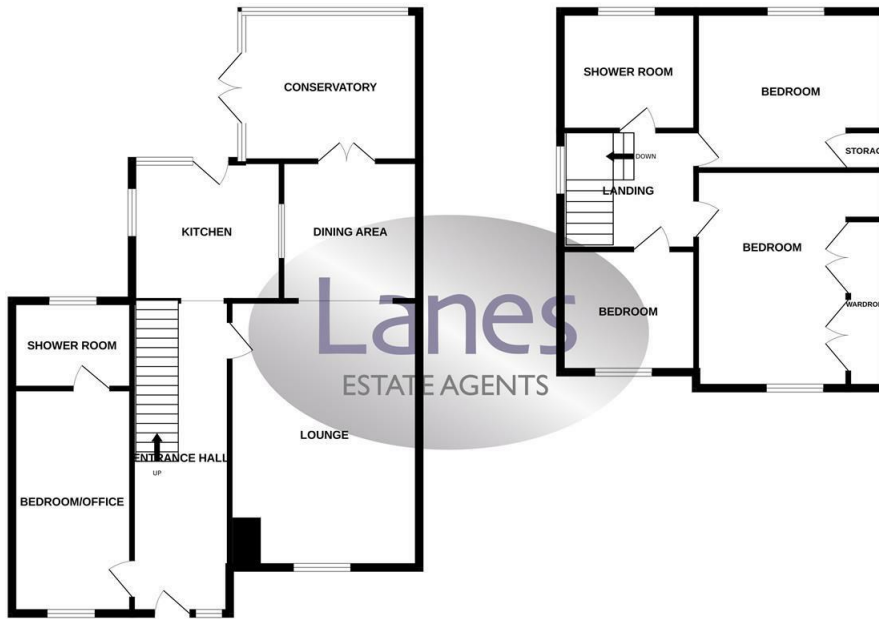
CH6478/PL/PL/PL/12072024 - Cheshunt Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(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			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 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 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.

