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## Flat 4 98 Mill Lane, Cheshunt, Waltham Cross, EN8 0JT

**£350,000**

Welcome to Mill Lane, Cheshunt, - a charming two bedroom conversion that offers a perfect blend of comfort and convenience.

This delightful property boasts a modern open plan living area, ideal for relaxing or entertaining guests. With one reception room, two bedrooms, and two shower rooms, there is ample space for all your needs. The en-suite to bedroom one adds a touch of luxury, providing a private sanctuary within your home.

One of the standout features of this home is its direct access to a private south-facing rear garden. Imagine enjoying a cup of tea in the sunshine or hosting a barbecue in this lovely outdoor space.

Located just a mile away from Cheshunt train station, commuting to London is a breeze with direct links into the city. Additionally, being local to good schools makes this property an excellent choice for families.



**Hall**

Entry phone system and window to front aspect.

**Open Plan Living Area**

I shaped- 21'11" (narrowing to 8') x 19'7" (narrow (I shaped- 6.68m (narrowing to 2.44m) x 5.97m (narr)

L Shaped- 21'11" (narrowing to 8') x 19'7" (narrowing to 9'5")

Open Plan Living Area comprising of modern fitted Kitchen, space for dining table and access to Private Rear Garden. Three Skylight windows.

**Kitchen Area**

Modern eye and base level units with worksurfaces throughout. Electric cooker and hob with extractor above. Integrated fridge/freezer, washing machine and dishwasher. Open aspect to Open Plan Living Area

**Bedroom One**

12'4" x 7'9 (3.76m x 2.36m)

Fitted wardrobe and door to En-Suite. Window to front aspect.

**En-Suite to Bedroom One**

Shower cubicle with shower over, concealed WC with vanity hand basin.

**Bedroom Two**

113" x 10'2 (34.44m x 3.10m)

Window to side aspect.

**Shower Room**

Shower cubicle with shower over with closed coupled WC with pedestal hand basin.

**Private Rear Garden**

Freshly laid lawn seed. South facing garden. Patio area and side gate for side access.

**Parking Space**

For one car.

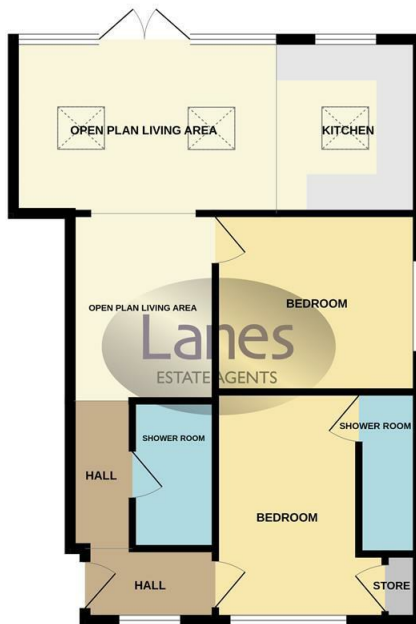
**Reference**

CH6496/EB/EB/EB/20082024 - Cheshunt Estate Agent

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, 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 given. Made with Metropack iCAD2

**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.

