

# Lanes

ESTATE AGENTS

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**66 Palmers Way, Cheshunt, Waltham Cross, EN8 9HS**

**Offers In Excess Of £450,000**

OFFERED CHAIN FREE!

Welcome to this charming three bedroom semi-detached house located on Palmers Way in the lovely area of Cheshunt. This property boasts a spacious lounge/diner, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

Although the house is in need of modernisation, this presents a fantastic opportunity for you to put your own stamp on the property and create the home of your dreams. The garage and off-street parking provide convenience and security for your vehicles, while the ground floor cloakroom adds a touch of luxury to this wonderful home.

One of the highlights of this property is the extension, offering additional living space for you to utilise as a dining room or move the kitchen to make a lovely L shaped kitchen/diner or whatever your heart desires. Imagine the





Door to

Hallway

Ground floor cloakroom

Lounge/Diner

24'4 x 11'5 narrowing to 10'0 (7.42m x 3.48m narrowing to 3.05m)

Kitchen

7'10 x 7'1 (2.39m x 2.16m)

Extension

16'6 x 9'0 to widest point (5.03m x 2.74m to widest point)

First floor landing

Bedroom One

12'11 x 10'0 (3.94m x 3.05m)

Bedroom Two

11'11 x 10'0 into fitted cupboard (3.63m x 3.05m into fitted cupboard)

Bedroom Three

7'2 x 6'9 (2.18m x 2.06m)

Bathroom

Front

Off street parking and shared drive to garage

Rear

Laid lawn and shrub borders

Reference

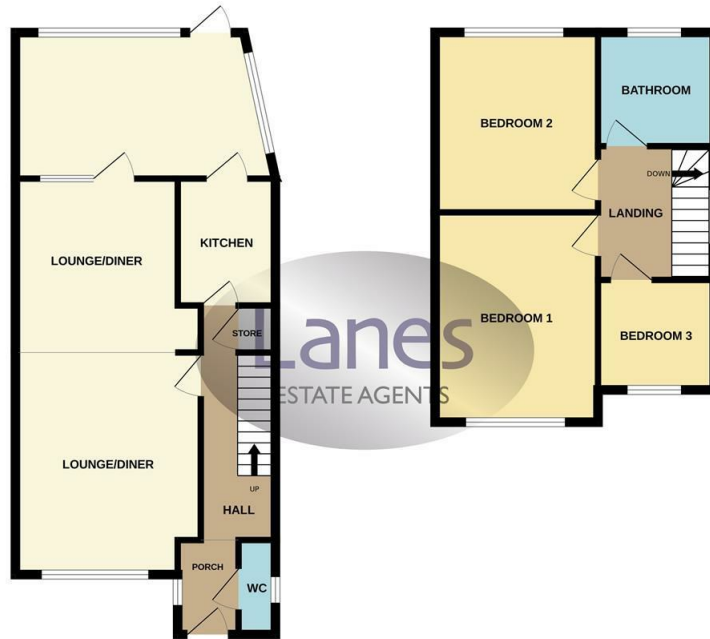
CH6497/PL/PL/PL/23082024 - Cheshunt Estate Agent

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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 is to be taken regarding an influence on the given. Made with Metropack 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.

