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## 17 Marina Gardens, Cheshunt, Waltham Cross, EN8 9QZ

**£650,000**

Welcome to Marina Gardens in the charming town of Cheshunt! This exceptional four double bedroom semi-detached house is a true gem waiting to be discovered.

Upon arrival, you'll be greeted by the convenience of off-street parking, ensuring you never have to worry about finding a spot after a long day. As you step inside, you'll find two reception rooms and a ground floor cloakroom.

Two of the highlights of this property is the extended kitchen/living area which is a spacious and versatile space and the larger than average landscaped rear garden ideal for entertaining guests or simply unwinding with your loved ones.

Don't miss the opportunity to make this house your home - with its ideal location and impressive features, this property is sure to capture your heart. Book a viewing today and envision the endless possibilities that await you at Marina Gardens!



**Door To**  
**Hallway**  
**Ground Floor Cloakroom**  
**Reception Room**  
 14'3 x 10'8 (4.34m x 3.25m)  
**Reception Room**  
 11'4 x 10'6 (3.45m x 3.20m)  
**Kitchen/Living Area**  
 18'4 x 19'6 (5.59m x 5.94m)

**First Floor Landing**  
**Bedroom**  
 14'3 x 10'9 (4.34m x 3.28m)  
**Bedroom**  
 11'3 x 7'7 (3.43m x 2.31m)

**Bathroom**  
**Utility Cupboard**

**Second Floor Landing**

**Bedroom**  
 12'10 x 12'3 narrow

**En-suite Shower Room**  
**Bedroom**  
 12'9 x 10'0 (3.89m x 3.05m)

**Front**  
 Off street parking and gated side access.

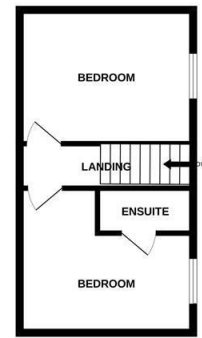
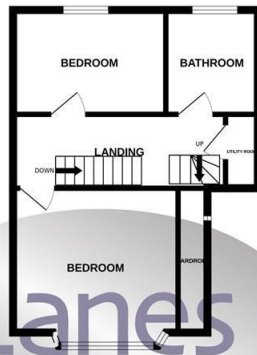
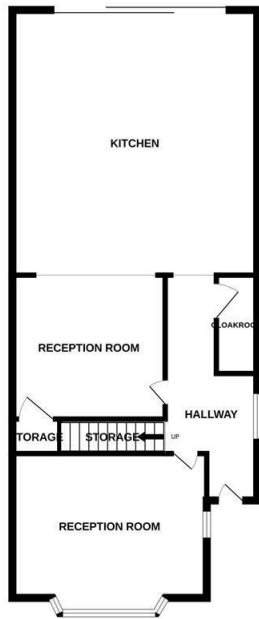
**Rear Garden**  
 Large patio area leading to laid lawn.

**Reference**  
 CH6499/PL/PL/PL/02092024 - Cheshunt Estate Agent

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR 1ST FLOOR 2ND 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. Made with Metropix ©2024

**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.

