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17 Carleton Road, Cheshunt, EN8 0BD

£325,000

Welcome to this charming ground floor two-bedroom maisonette located on Carleton Road in the delightful area of Cheshunt. This property boasts a warm and inviting atmosphere with its south-facing rear garden, perfect for enjoying those sunny British afternoons.

The property features two well-appointed bedrooms, offering ample space for a small family or those in need of a home office.

With gas central heating and double glazing, you can rest assured that this home will keep you warm during the colder months while also helping you save on energy costs.

One of the standout features of this property is the driveway, a rare find in many maisonettes in this area. This convenience eliminates the hassle of searching for parking after a long day out or when hosting visitors.

Whether you are a first-time buyer, a small family, or someone looking to downsize, this maisonette offers a perfect blend of comfort, convenience, and practicality. Don't miss the opportunity to make this lovely property your new home in Cheshunt.



Door To

Hallway

Lounge/Diner

13'10" x 13'2" (4.22m x 4.01m)

Space for dining table. Fireplace and window to rear aspect.

Kitchen

9'6" x 8'8" (2.90m x 2.64m)

Eye and base level units with worksurfaces, fitted cooker and gas hob with extractor hood. Space for appliances.

Bedroom One

12'6" x 10'4" (3.81m x 3.15m)

Two windows to front aspect.

Bedroom Two

10'8" x 7'10" (3.25m x 2.39m)

Window to front aspect.

Bathroom

Panel enclosed bath with shower over, closed couple WC with vanity hand basin.

Front Garden

Parking for up to 2 cars.

Private Rear Garden

South Facing Rear Garden comprising of decking area and lawn.

Outside Storage Unit

Reference

CH6511/EB/EB/EB/01102024 - 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 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



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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or efficiency with the green. Made with Metropix i2024

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.

