

# Lanes

ESTATE AGENTS

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**51. Rowlands Close, Cheshunt, EN8 9NP**

**£425,000**

Lanes are pleased to present this well presented three bedroom extended end of terrace property situated in Central Cheshunt. The property benefits from double glazing, gas central heating, ground floor cloakroom, first floor shower room, kitchen/diner and garage to rear. The property is also within easy reach of shops, schools, bus routes and Cheshunt Rail Station. Call now to view!





Door to

Hallway

Lounge

17'9 x 15'11 narrowing to 10'7 (5.41m x 4.85m narrowing to 3.23m)

Kitchen

15'10 x 15'11 narrowing 10'7 (4.83m x 4.85m narrowing 3.23m)

Lobby

W.C

First Floor Landing

Bedroom

13'8 x 10'7 narrowing to 9'9 into fitted wardrobes (4.17m x 3.23m narrowing to 2.97m into fitted wardr)

Bedroom

11'11 x 8'7 (3.63m x 2.62m)

Bedroom

8'10 x 6'11 (2.69m x 2.11m)

Shower Room

Front Garden

Rear Garden

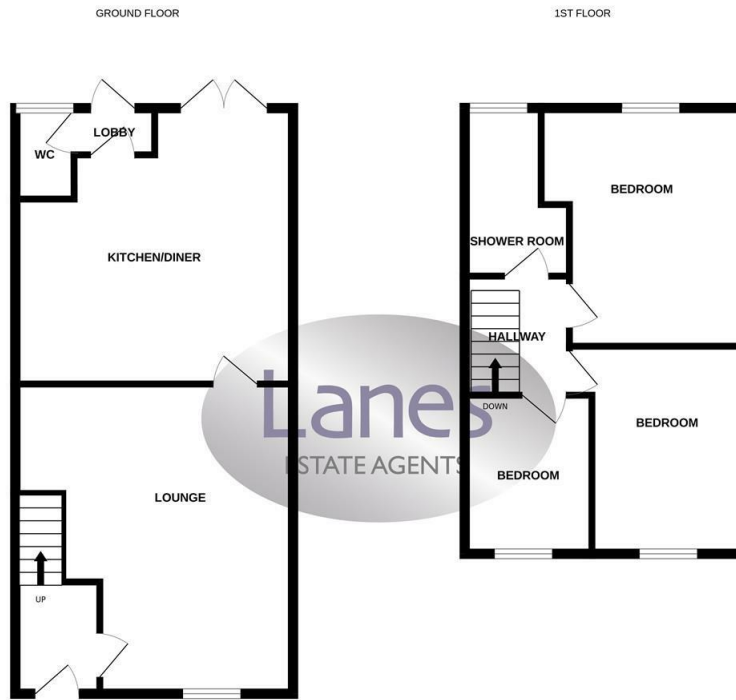
paved and garage

Reference

CH6514/PL/PI/PL/10102024 - Cheshunt Estate Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not 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 10/2024

**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.

