

Lanes

ESTATE AGENTS

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35 Kingsmead, Cheshunt, Hertfordshire, EN8 0EQ

Offers Over £475,000

Welcome to this FOUR bedroom semi-detached house located in the desirable area of Kingsmead, Cheshunt. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four double bedrooms, there is plenty of space for everyone to enjoy.

This home features a double-storey side extension, adding both character and extra living space to the property. While the property does require modernisation, this presents a fantastic opportunity for you to put your own personal touch on the house and truly make it your own.

Convenience is key with this property, as it offers off street parking facilities including a garage as well, ensuring that you never have to worry about finding a spot for your vehicle. The location of this house is ideal for those looking for a peaceful neighbourhood to call home, while still being within easy reach of local amenities and transport links.

Don't miss out on the chance to own this lovely semi-detached house in Kingsmead. With its potential for improvement and great features, this property could be the perfect place for you to create lasting memories with your loved ones.



Door To

Hallway

Reception One

14'3 x 11'5 narrowing to 7'10 (4.34m x 3.48m narrowing to 2.39m)

Reception Two

10'9 x 22'3 (3.28m x 6.78m)

Kitchen

15'6 x 7'10 opening to 11'4 (4.72m x 2.39m opening to 3.45m)

First Floor Landing

Bedroom

11'10 x 10'2 (3.61m x 3.10m)

Bedroom

11'10 x 11'0 narrowing to 7'11 (3.61m x 3.35m narrowing to 2.41m)

Bedroom

15'7 x 7'5 (4.75m x 2.26m)

Bedroom

11'0 x 10'2 (3.35m x 3.10m)

Bathroom

Front

Off street parking, access to garage and side pedestrian access.

Rear

Laid lawn and shrub borders

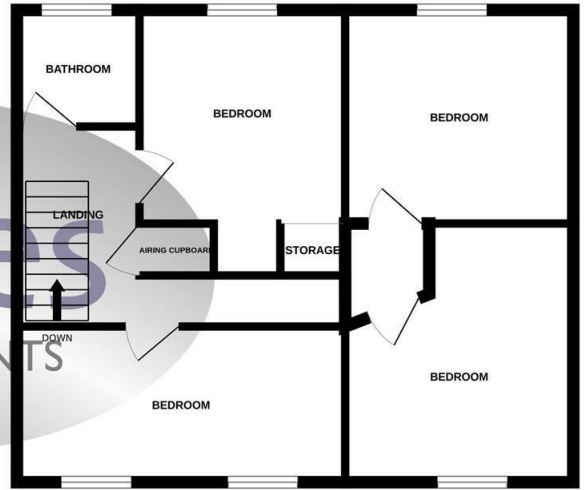
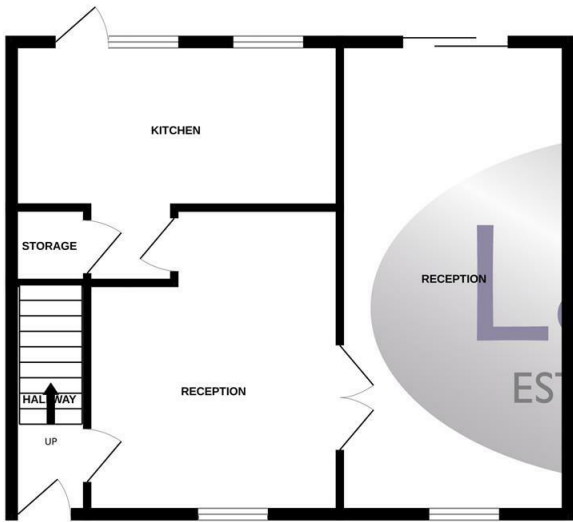
Reference

CH6513/PL/PL/PL/01102004 - Cheshunt Estate Agent

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
			(1-20) G
			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales	EU Directive 2002/91/EC	86	England & Wales
		66	EU Directive 2002/91/EC

GROUND FLOOR

1ST 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.
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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.

