

Lanes

ESTATE AGENTS

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8 Vincent Close, Cheshunt, Waltham Cross, EN8 0RR

£550,000

Welcome to this charming semi-detached family home located in the sought-after cul-de-sac called Vincent Close. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Situated on a corner plot, this home offers a unique advantage with the potential to extend further, allowing you to tailor the property to your specific needs and desires. The addition of a garden office provides a tranquil space to work from home or pursue your hobbies without leaving the comfort of your property.

Convenience is key with off-street parking and garage ensuring you never have to worry about finding a space after a long day out. Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with great potential, this semi-detached house in Vincent Close is sure to capture your heart.



Door To:
Hallway
Lounge Area
 22'0 x 9'3 (6.71m x 2.82m)
Utility Room
Shower Room

Kitchen Area
 9'9 x 5'7 (2.97m x 1.70m)
Dining Area
 14'2 x 9'10 (4.32m x 3.00m)

First Floor Landing
Bedroom
 12'6 x 11'1 (3.81m x 3.38m)

Bedroom
 9'6 x 8'7 (2.90m x 2.62m)

Bedroom
 9'1 x 8'3 narrowing to 5'8 (2.77m x 2.51m narrowing to 1.73m)

Bathroom
Garden Office
 7'11 x 6'11 (2.41m x 2.11m)
Garage
 14'0 x 8'0 (4.27m x 2.44m)

Rear
Front

Reference
 CH6516/PL/PL/PL - 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		
		80
	56	
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

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.

