



## 103 Wheatcroft, Cheshunt, EN7 6JT

Offers In Excess Of £450,000

Welcome to Wheatcroft, Cheshunt, this delightful end-of-terrace three bedroom bungalow offers a perfect blend of comfort and modern living. The spacious layout provides ample space for relaxation and entertaining guests.

The bungalow has been thoughtfully renovated throughout, ensuring a fresh and contemporary feel. The heart of the home is complemented by a lovely conservatory, which invites natural light and offers a serene space to enjoy the garden views. Additionally, the property boasts a practical utility room, enhancing the functionality of the living space.

The location in Wheatcroft offers easy access to local amenities and transport links, making it a desirable place to call home.

This bungalow presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible area. With its modern renovations and spacious layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own.



## Entrance Hall

### Lounge

16'6" x 10'5" (5.03m x 3.18m)

### Kitchen

14'4" x 8'7" (4.37m x 2.62m)

### Conservatory

17'7" x 8'10" (5.36m x 2.69m)

### Bedroom One

11'11" into fitted wardrobes x 10'6" (3.63m into fitted wardrobes x 3.20m)

### Bedroom Two

11'11" into fitted wardrobes x 10'5" (3.63m into fitted wardrobes x 3.18m)

### Bathroom

### Bedroom Three

10'5" x 6'3" (3.18m x 1.91m)

### Utility Room

## Rear Garden

### Parking

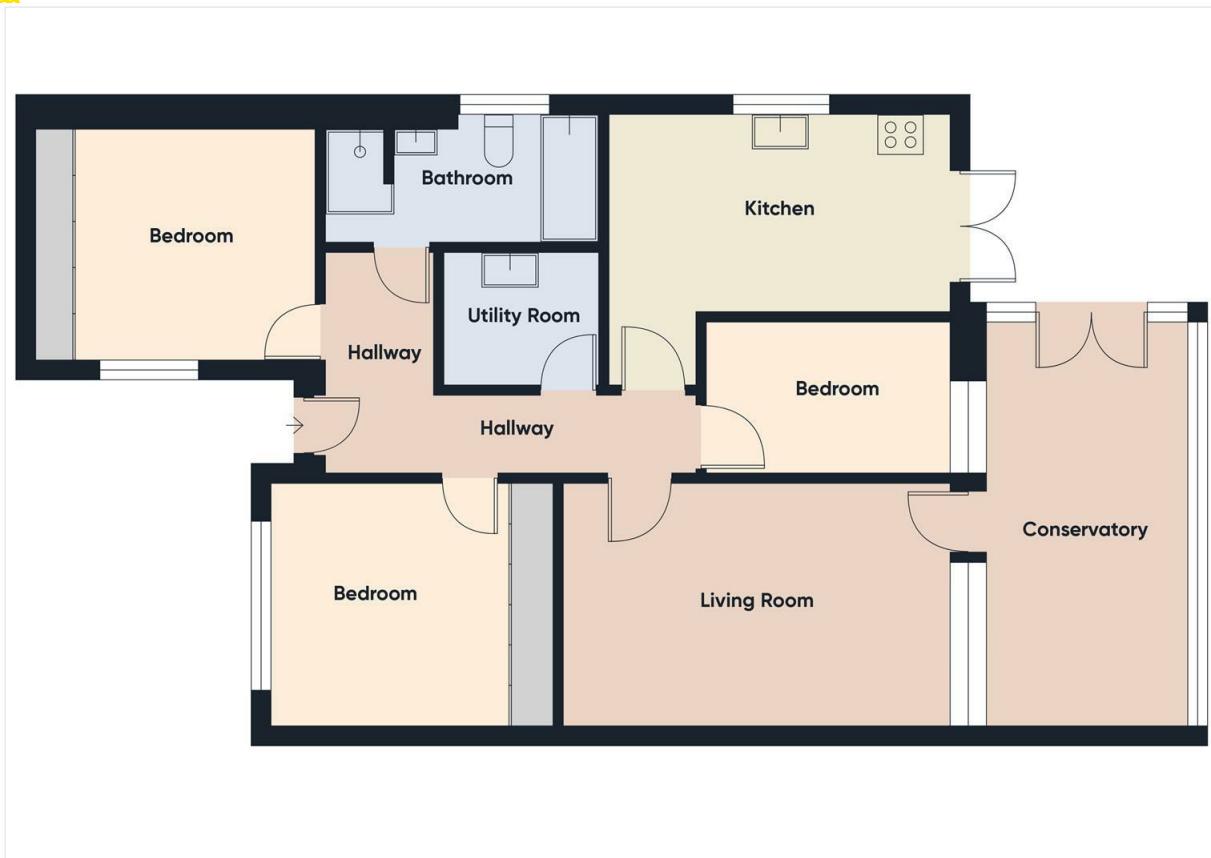
Communal parking to rear

## REFERENCE

CH6552 LANES CHESHUNT ESTATE AGENTS

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 <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			
England & Wales		EU Directive 2002/91/EC	



### 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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: [ch@lanesproperty.co.uk](mailto:ch@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

