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42 St. Annes Close, Cheshunt, Waltham Cross, EN7 6JA

£510,000

Situated in the charming Cul-De-Sac of St. Annes Close, this delightful end-terrace house in Cheshunt, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting spacious lounge/diner provides an excellent area for relaxation and entertaining, making it the heart of the home.

A part-converted garage room adds further potential, whether you envision it as a home office, playroom, or additional bedroom. The downstairs WC enhances practicality, ensuring that daily routines are effortless.

Outside, the rear garden is a true highlight, offering picturesque views over open fields. This tranquil setting is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The driveway provides convenient off-street parking, a valuable asset in this sought-after area.

With its appealing features and peaceful location, this property presents an excellent opportunity for those looking to settle while enjoying the benefits of modern living. Don't miss the chance to make this charming house your new home.



Driveway and Front Garden

Entrance Hall

Downstairs WC

Part Converted Garage

16'11" x 7'11" (5.16m x 2.41m)

Currently used as a storage room. Potential for bedroom four, office, or additional reception room.

Lounge Area

16' x 13'5" (4.88m x 4.09m)

Open plan to Dining Area

Dining Area

11'2" x 8'9" (3.40m x 2.67m)

Kitchen

11'1" x 7'8" (3.38m x 2.34m)

First Floor Landing

Bedroom One

15'3" x 9'8" (4.65m x 2.95m)

Bedroom Two

11'10" (3.61m)

Bedroom Three

9'6" x 6'9" (2.90m x 2.06m)

Bathroom

Rear Garden

REFERENCE

CH6538 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 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		



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.



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