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22 Norwood Road, Cheshunt, EN8 9RW

**£575,000**

Welcome to Norwood Road in the charming town of Cheshunt, this delightful detached house offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into a spacious lounge leading to the kitchen/diner plus conservatory that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house boasts an upstairs bathroom and en-suite, ensuring ample facilities for all residents. Additionally, the utility room and downstairs WC add to the practicality of the home, catering to the needs of busy lifestyles.

One of the standout features of this property is the generous parking space available for several cars, a rare find in such a desirable location. The home is situated within walking distance of Cheshunt Train Station, making commuting to London and beyond a breeze. Furthermore, Cheshunt's Town Centre, known as 'The Old Pond', is just a short stroll away, offering a variety of shops, cafes, and amenities.

This three-bedroom home is not only a comfortable retreat but also a gateway to the conveniences of town living. With its modern features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.





## Porch

## Lounge

13'4" x 13'3" (4.04m x 4.06m)

Air Condition Unit

## Kitchen/Diner

20'3" x 9'1" (6.17m x 2.77m)

## Downstairs WC

## Utility Room

## Conservatory

## First Floor Landing

## Bedroom One

11'4" (narrowing to 9'4") x 8'9" (3.45m (narrowing to 2.84m) x 2.67m)

Air Condition Unit

## En-Suite to Bedroom One

## Bedroom Two

9'11" x 8'9" (3.02m x 2.67m)

## Bedroom Three

7'6" x 5'11" (2.29m x 1.80m)

## Bathroom

## Driveway

## Garage

## Rear Garden

## REFERENCE

CH6545 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 |         |                         |
|                                             |         | 67                      |
|                                             |         | 86                      |
| 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 |



Floor 0



Floor 1

### 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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