

# Lanes

ESTATE AGENTS

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**4 Russells Ride, Cheshunt, Waltham Cross, EN8 8TS**

**£395,000**

Welcome to Russells Ride, Cheshunt, this delightful terraced house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting Lounge/Diner serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed upstairs shower room, ensuring convenience for all residents. One of the standout features of this property is its double garage, providing secure parking and additional storage options, a rare find in this area.

The south-facing garden is a true gem, allowing for plenty of sunlight throughout the day. It offers a wonderful outdoor space for relaxation, gardening, or family activities, making it an ideal retreat during the warmer months.

Location is key, and this property does not disappoint. It is conveniently situated close to both Cheshunt and Theobalds Grove Train Stations, providing direct links into London for those commuting to the city. Additionally, the





Front Garden

Porch

Lounge/Diner

Kitchen

Lean To

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Rear Garden

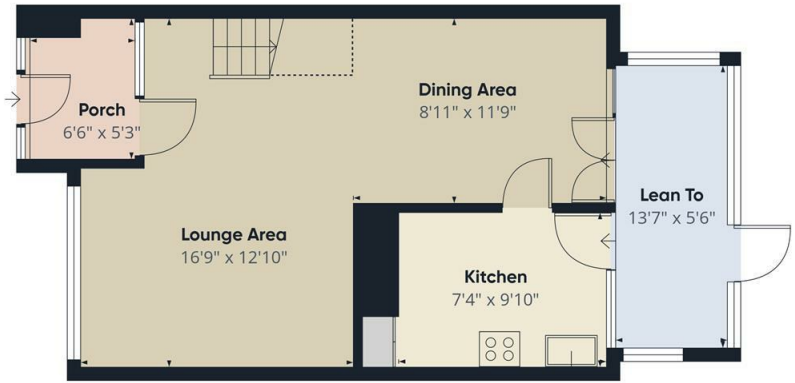
Double Garage

REFERENCE

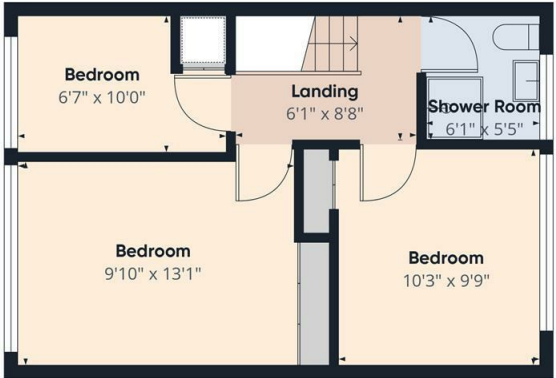
CH6556 LANES CHESHUNT ESTATE AGENTS

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



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.

