



9 Park Lane, Cheshunt, Waltham Cross, EN7 6LY

£734,995

**Lanes**  
ESTATE AGENTS

## 9 Park Lane, Waltham Cross, EN7 6LY

Lanes are please to present this FOUR BEDROOM DETACHED FAMILY HOME situated on a larger than average plot. The property benefits from parking for many cars, double garage, single garage with scope to develop STPP, ground floor W.C first floor family bathroom, ensuite and much much more. Call now to view!



**Door To**

**Hallway**

**W.C**

**Lounge/Diner**

27'3 x 20'11 narrowing to 11'7 (8.31m x 6.38m narrowing to 3.53m)

**Kitchen** 15'1 x 8 '10 (4.60m x 2.44m '3.05m)

**Office/Storage** 12'2 x 4'6 (3.71m x 1.37m)

**First Floor Landing**

**Bedroom**

11'9 x 12'1 into fitted wardrobe (3.58m x 3.68m into fitted wardrobe)

**Ensuite**

**Bedroom** 11'10 x 8'11 (3.61m x 2.72m)

**Bedroom** 9'7 x 8'2 (2.92m x 2.49m)

**Bedroom** 9'2 x 7;10 (2.79m x 2.13m;3.05m)

**Bathroom**

**Single Garage** 16'0 x 7'7 (4.88m x 2.31m)

**Double Garage** 15'7 x 16'11 (4.75m x 5.16m)

**Storage/Utility Room** 16'3 x 7'8 (4.95m x 2.34m)

**Front**

Own parking for several cars on the left as you come in the entrance leading to a laid lawn area, further off street parking and both garages

**Rear**

Mainly paved with side access

**Reference**

CH6586/PL/18082025 - Cheshunt Estate Agent



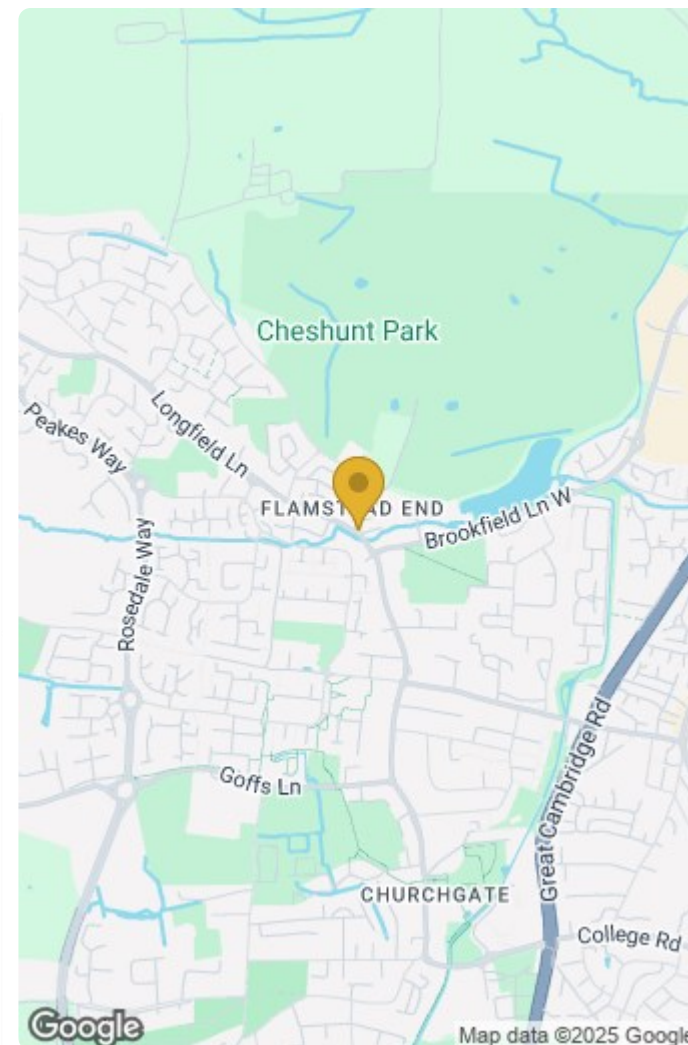




Floor 0



Floor 1



| 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 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.

