

Lanes

ESTATE AGENTS

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46 Marina Gardens, Cheshunt, EN8 9QY

£550,000

Situated on this tree lined road in Central Cheshunt is this three bedroom extended semi detached family home.

The property benefits from two reception rooms, ground floor shower room, first floor bathroom, extended kitchen/diner, off street parking, garage and larger than average rear garden. These properties can be extended further STPP and is also within walking distance to Burleigh Primary Schools, Arlesdene Nursery and is within easy reach of Cheshunt Rail Station, bus routes and local shops. Viewing is a must.



Porch

Inner Hallway

Reception Room One

14'6" x 10'10" (4.42m x 3.30m)

Reception Room Two

11'10" x 13'8" (3.61m x 4.17m)

Kitchen/Diner

18'1" x 11'11" (5.51m x 3.63m)

s.

Shower Room

First Floor Landing

Bedroom One

14'6" x 10'1" (4.42m x 3.07m)

Bedroom Two

10" x 7'6" (3.05m x 2.29m)

Bedroom Three

7'11" x 7'7" (2.41m x 2.31m)

Bathroom

Exterior - Front

Pattern brick paved driveway with shared drive, up and over garage door, gate leading to rear garden and door leading to porch.

Exterior - Rear

Part patio paved, lawn area, flower bed to side, brick built shed and door leading to garage.

Garage

28'8" x 9'2" (8.74m x 2.79m)

Power and lighting, up and over door.

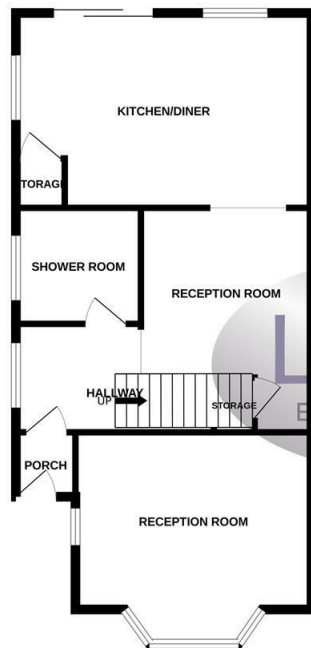
Reference

CH6013/PL/AX/AX/13032020

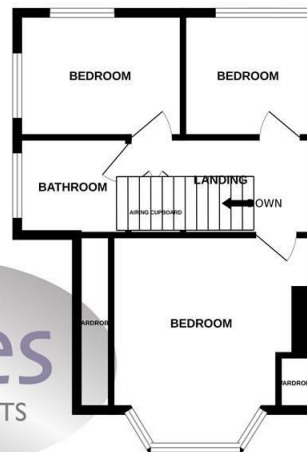
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	41	
EU Directive 2002/91/EC		
England & Wales		

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		
		76
	34	
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR



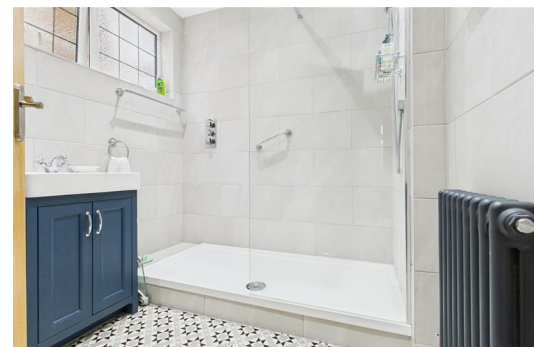
1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro C5025

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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