

Lanes

ESTATE AGENTS

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12 Meredith Court, Cheshunt, Waltham Cross, EN8 8HL

£385,000

Situated within walking distance to Theobalds train station is this two bedroom end of terrace house. The property is located within close proximity to local shops and has many benefits to include allocated parking, first floor bathroom, ground floor cloakroom, gas central heating, double glazing and more. Viewing is highly recommended. Call now.



Inner Hallway

Stairs leading to first floor landing, radiator, spotlights, under stair storage cupboard and open plan to kitchen.

Kitchen

9'8" x 8'4" (2.95m x 2.54m)

Cloakroom

Lounge

13'8" x 13'4" (4.17m x 4.06m)

First Floor Landing

Bedroom One

13'8" into fitted wardrobe narrowing to 10' x 12'3" (4.17m into fitted wardrobe narrowing to 3.05m x 3.)

Bedroom Two

13'8" x 8'9" into fitted wardrobe (4.17m x 2.67m into fitted wardrobe)

Bathroom

Exterior - Rear

Patio area, rest laid to lawn.

Front

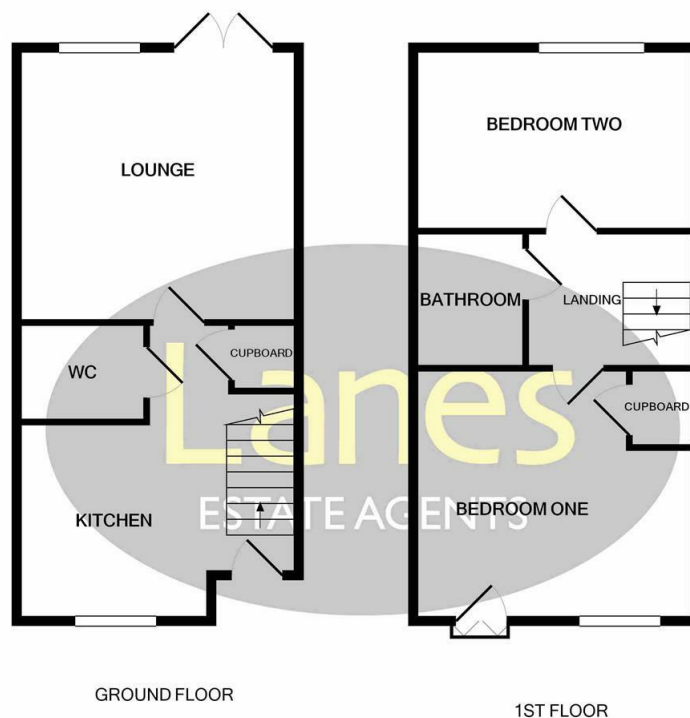
Allocated parking

Reference

CH6608/EB/10112025 - Cheshunt Estate Agent

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		

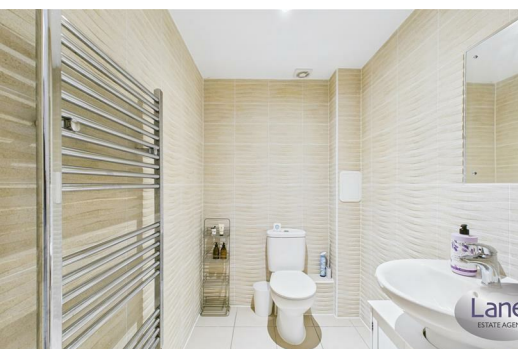
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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