



## 75 Cranleigh Close, Cheshunt, Waltham Cross, EN7 6HJ

**£385,000**

Welcome to this charming terraced house on Cranleigh Close offering a delightful living experience. With two bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a Lounge that provides a warm and inviting atmosphere, ideal for relaxation. The layout flows seamlessly, leading to a functional kitchen/diner that offers ample space for culinary pursuits.

The upstairs bathroom is conveniently located, ensuring privacy and comfort for all residents. Additionally, the property boasts a south-west facing rear garden, providing a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

For those with vehicles, there is allocated sheltered parking available for one car at the rear via a car port adding to the convenience of this lovely home.

This delightful two-bedroom home is not only well-situated in a quiet area but also offers a perfect blend of comfort and functionality. With its appealing features and serene surroundings, it presents an excellent opportunity for anyone looking to settle in a welcoming community.



## Entry

## Lounge

13'4" x 12'4" (4.06m x 3.76m)

## Kitchen/Diner

13'6" x 9'1" (4.11m x 2.77m)

## Bedroom One

13'4" x 9' (4.06m x 2.74m)

## Bedroom Two

9'2" x 6'8" (2.79m x 2.03m)

## Bathroom

## Rear Garden

## Parking

## REFERENCE

CH6627 LANES CESHUNT 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	



### 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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