

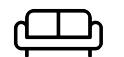


Rainer Close, Cheshunt, Waltham Cross EN8 9QJ

Per Calendar Month **£1,900 Per Calendar Month**

House - End Terrace |

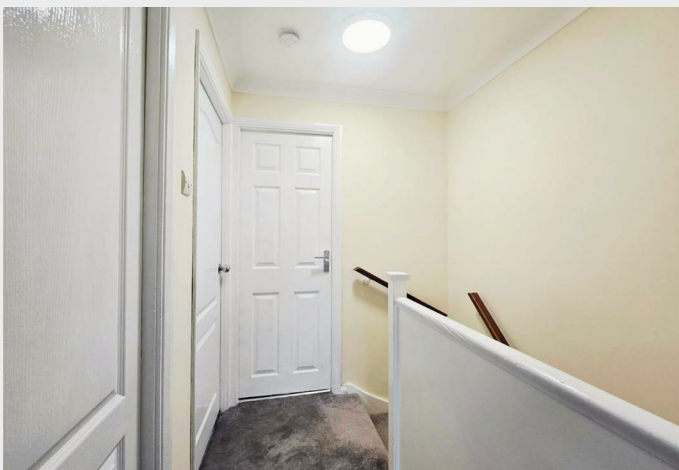
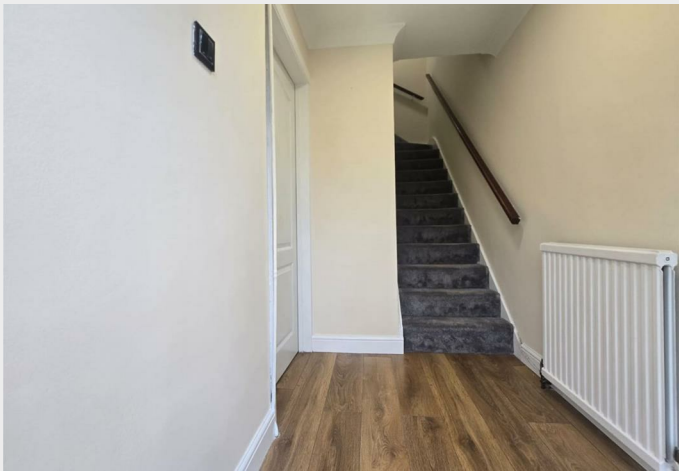
Council: Broxbourne | Council Tax Band: D



EPC
D 66



Peter Barry
working harder for you



Peter Barry Estate Agents are delighted to introduce this superbly refreshed and ready-to-move-into three-bedroom end-of-terrace house, perfectly positioned in the sought-after residential area of Rainer Close, Cheshunt.

Having recently undergone a full professional redecoration throughout, this property offers an exceptional standard of living in a location that is ideal for families and commuters alike.

Key Features Include:

Newly Redecorated: The entire home has been freshly decorated, offering a crisp, modern and neutral canvas.

Modern Appliances: The kitchen is fitted with a range of contemporary appliances.

Excellent Bedrooms: Two of the three well-proportioned bedrooms benefit from fitted wardrobes, maximising floor space and storage.

Tiled Bathroom: A modern, three-piece bathroom suite finished with attractive tiling.

Large Garden: The property boasts a generous rear garden, perfect for outdoor leisure and family activities.

Convenient Side Access: Practical side access leading directly to the rear garden.

Comfort & Efficiency: Enjoy warmth and efficiency with gas central heating and double glazing throughout.

Location & Amenities:

Rainer Close is a peaceful residential setting within easy reach of Cheshunt's excellent local amenities, including Brookfield Retail Park, well-regarded schools, and superb transport links. Cheshunt Train Station is nearby, providing direct and fast access into London Liverpool Street.

Ground Floor

Living Room - 5.39m x 4.54m

Kitchen - 4.52m x 2.35m

First Floor

Bedroom - 4.23m x 3.02m

Bedroom - 3.15m x 2.40m

Bedroom - 2.66m x 2.03m

Bathroom - 3.08m x 1.40m

This is a fantastic opportunity to acquire a genuinely turn-key property.

Available immediately for occupancy!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

How to Make an Offer

To submit an offer, please email theo.stylianou@pbea.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.