



**Herongate Road, Cheshunt Waltham Cross EN8 0TX**

**welcome to**

**Herongate Road, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this spacious three bedroom semi detached family home situated in a popular residential location with a self contained annexe. An early viewing is a must!



**Accommodation Comprising Of:  
Entrance Hall**

Laminate floor, radiator, storage cupboard.

**Cloakroom**

Wash hand basin, WC, laminate floor.

**Lounge**

13' 6" x 10' 5" ( 4.11m x 3.17m )

Double glazed window to front aspect, radiator, laminate floor.

**Dining Room**

16' 10" x 10' 4" ( 5.13m x 3.15m )

Double glazed window to side aspect, laminate floor, radiator.

**Kitchen**

16' 6" x 8' 10" ( 5.03m x 2.69m )

Double glazed window to rear aspect, wall and base units with complimenting worktops, integrated oven, plumbing for washing machine, laminate floor, space for fridge freezer, induction hob and digital extractor fan.

**Landing**

Double glazed window to side aspect, access to the loft.

**Bedroom 1**

15' 10" x 9' 11" ( 4.83m x 3.02m )

Double glazed window to front aspect, built in wardrobe, fitted wardrobe, laminate floor, radiator.

**Bedroom 2**

8' 9" x 8' 2" ( 2.67m x 2.49m )

Double glazed window to rear aspect, laminate floor, radiator, built in wardrobe.

**Bedroom 3**

10' 6" x 6' 6" ( 3.20m x 1.98m )

Double glazed window to front aspect, laminate floor, cupboard storage, radiator.

**Bathroom**

Double glazed window to rear aspect, tiled floor, tiled walls, paneled bath, WC, wash hand basin, rain full shower.

**Exterior  
Front Garden**

To the front of the property is a driveway suitable for several cars.

**Rear Garden**

To the rear of the property is a patio area, outhouse:

**Outhouse  
Kitchen/living Room**

20' 7" x 12' 7" ( 6.27m x 3.84m )

Wall and base units with complimenting worktops, space for fridge freezer, tiled floor, patio doors.

**Bedroom**

12' 9" x 9' 3" ( 3.89m x 2.82m )

Double glazed window to front aspect, tiled floor.

**Bathroom**

Tiled floor, tiled walls, chrome heated radiator, corner shower, wash hand basin, WC.



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welcome to

## Herongate Road, Cheshunt Waltham Cross

- Semi detached
- Popular residential location
- Self contained annexe
- Potential to extend STPP
- Driveway

Tenure: Freehold EPC Rating: D

**£540,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108310 - 0006

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