



Clarendon Road, Cheshunt Waltham Cross EN8 9DL



welcome to

Clarendon Road, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this charming three bedroom family home situated in a popular residential location in the heart of Cheshunt. An early viewing is a must!













Accommodation Comprises Of: Entrance Hall

Laminate flooring, radiator.

Lounge

13' 1" x 10' 11" (3.99m x 3.33m) Double glazed window to front aspect, laminate flooring, radiator.

Dining Room

 $13' \times 10'$ ($3.96m \times 3.05m$) Double glazed patio doors to rear aspect, laminate flooring, radiator.

Kitchen

9' 3" x 6' 9" (2.82m x 2.06m) Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, space for washing machine, tiled floor.

Landing

Access to the loft.

Bedroom 1 12' 2" x 9' 11" (3.71m x 3.02m) Double glazed window to front aspect, radiator.

Bedroom 2

11' x 10' (3.35m x 3.05m) Double glazed window to rear aspect, radiator.

Bedroom 3

8' 8" x 6' 11" ($2.64m\ x\ 2.11m$) Double glazed window to front aspect, radiator.

Bathroom Double glazed window to rear aspect, tiled floor, tiled walls, wash hand basin, wc, bath.

Exterior Front Garden To the front of the property is a driveway suitable for multiple cars.



Rear Garden

To the rear of the property is a patio and lawn area, garage.



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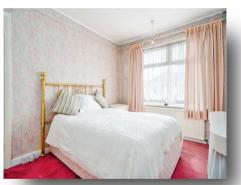
Clarendon Road, Cheshunt Waltham Cross

- Chain free
- Garage and driveway
- Three bedrooms
- Popular residential location
- Potential to extend STPP

Tenure: Freehold EPC Rating: D

£435,000





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Property Ref: BRX108250 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Please note the marker reflects the postcode not the actual property