



Barrow Lane, Cheshunt Waltham Cross EN7 5LT

welcome to

Barrow Lane, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this chain free, two bedroom semi detached family home situated in a popular Cheshunt location. An early viewing is a must.



Accommodation Comprises Of:

Entrance Porch

Tiled floor

Entrance Hall

Laminate floor, radiator.

Lounge

20' 11" x 11' (6.38m x 3.35m)

Double glazed window to front aspect, two radiators.

Dining Room

9' 5" x 8' 6" (2.87m x 2.59m)

Laminate floor, radiator.

Kitchen

16' 3" x 6' 5" (4.95m x 1.96m)

Two double glazed window to rear aspect, a range of wall and base units with complimenting worktops, tiled floor, integrated dishwasher, gas hob, plumbing for washing machine, space for fridge freezer.

Landing

Access to the loft.

Bedroom 1

11' 3" x 10' 11" (3.43m x 3.33m)

Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom 2

17' 7" x 9' 4" (5.36m x 2.84m)

Double glazed window to front aspect, fitted wardrobe, radiator.

Bathroom

Double glazed window to rear aspect, walk in shower cubicle, vinyl floor, tiled walls.

Exterior

Front Garden

To the front of the property is a lawn area.

Rear Garden

To the rear of the property is a patio area, pond.

Agents Notes:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved



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Barrow Lane, Cheshunt Waltham Cross

- Chain free
- Semi detached
- Two bedrooms
- Spacious throughout
- Front and rear garden

Tenure: Freehold EPC Rating: C

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108655 - 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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