



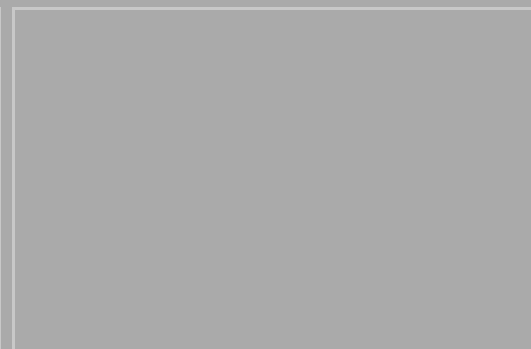
Estate Agents • Lettings • Land & New Homes



13 Carleton Road, Cheshunt, Waltham Cross, EN8 0BD

Offers In Excess Of £250,000

Lanes are pleased to present this larger than average TWO DOUBLE BEDROOM first floor maisonette. The property is in need of TOTAL MODERNISATION. The property benefits from gas central heating, Larger than average own rear garden and much more. Offered chain free. Call to view!



Door To

Stairs to first floor landing

Lounge
13'0 x 13'6 (3.96m x 4.11m)

Kitchen
9'4 x 8'7 (2.84m x 2.62m)

Bedroom
15'5 x 10'4 (4.70m x 3.15m)

Bedroom
10'7 x 12'4 to widest point (3.23m x 3.76m to widest point)

Bathroom

Own Rear Garden

Reference
CH6422/PL/13032026 - Cheshunt Estate Agent

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

