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165 Windmill Lane, Cheshunt, Waltham Cross, EN8 9AR

£375,000

Located within walking distance to Cheshunt train station is this in our opinion immaculately presented two bedroom Character property. The property has been decorated to a high, modern standard and benefits from first floor bathroom, front and rear gardens, gas central heating and double glazing. Call now to arrange your viewing.



Lounge

22'3" x 13'0" (6.78m x 3.96m)

Double glazed window to front aspect, double glazed window to rear aspect, spotlights, two radiators, coving, laminate wood flooring, stairs leading to first floor landing, built in bespoke under stair storage cupboards and door leading to kitchen.

Kitchen

11'6" x 7'3" (3.51m x 2.21m)

Dual aspect double glazed windows, eye and base level units, granite worktop surfaces, space for fridge/freezer, washing machine and dish washer, fitted oven, induction hob with extract hood, sink with mixer tap, radiator, spotlights and tiled floor.

First Floor Landing

Spotlights, loft access, storage cupboard and doors leading to all rooms.

Bedroom One

10'7" x 9'6" (3.25m x 2.92m)

(to fitted wardrobe) Double glazed window to front aspect, radiator, spotlights and fitted wardrobe.

Bedroom Two

10'2" x 6'9" (3.10m x 2.06m)

Double glazed window to rear aspect, radiator and laminate wood flooring.

Bathroom

Frosted double glazed window to rear aspect, four piece suite comprising of low level w.c, vanity sink, shower cubicle and a bespoke freestanding 'Lusso Egg Stone' bath with mixer tap and shower attachment, radiator, tiled floor and part tiled walls.

Exterior - Front

Slate paved and door leading to lounge.

Exterior - Rear

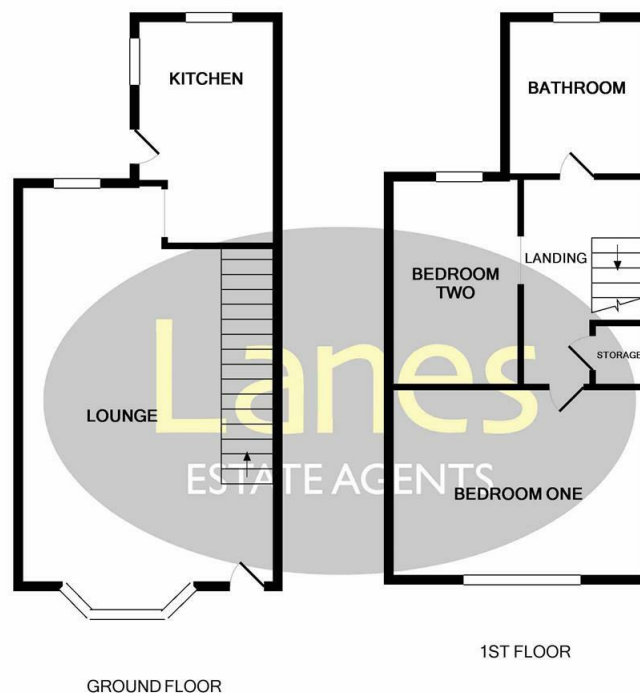
Partly decked area, artificial lawn area and gate leading to rear access.

Reference

CH6691/PL/16072026 - 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		
		90
England & Wales		
EU Directive 2002/91/EC		

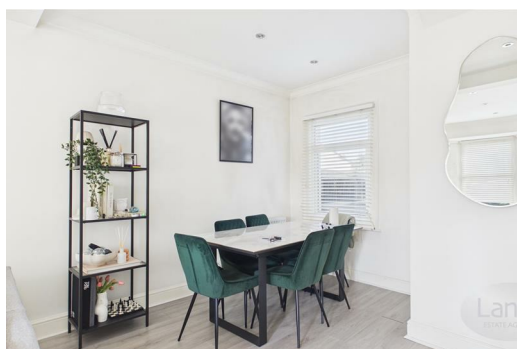
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		90
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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