



 paulwallace

Lulworth Avenue, West Cheshunt, EN7 5LA |  
£589,995 | Freehold

## Lulworth Avenue, West Cheshunt, EN7 5LA

**\*\* CHAIN FREE \*\*** This **THREE BEDROOM** semi detached property in the heart of **SOUGHT AFTER GOFFS OAK** benefits from having already been extended to the rear with further potential (STPP), downstairs W/C, kitchen with separate dining room and lounge. With garage and additional further off-street parking. Ideally situated for Cuffley Station which is in walking distance along with local schools and shops. Close to the A10 & M25.

### Key features

- Chain-Free
- Semi Detached
- Garage
- Double Glazed Windows
- Three Bedrooms
- In Need Of Modernisation
- Off-Street Parking
- Gas Central Heating

### Property Information

Tenure

Freehold

Council Tax

E

EPC Rating

C

Local Authority

Broxbourne Borough Council



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Cheshunts leading estate agent.  
Please get in touch for your free  
property valuation.



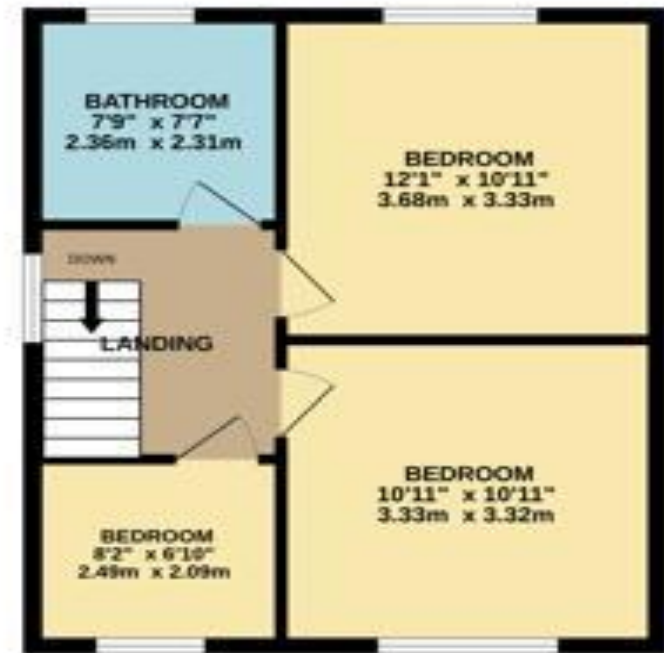




GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (113.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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