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

**£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**

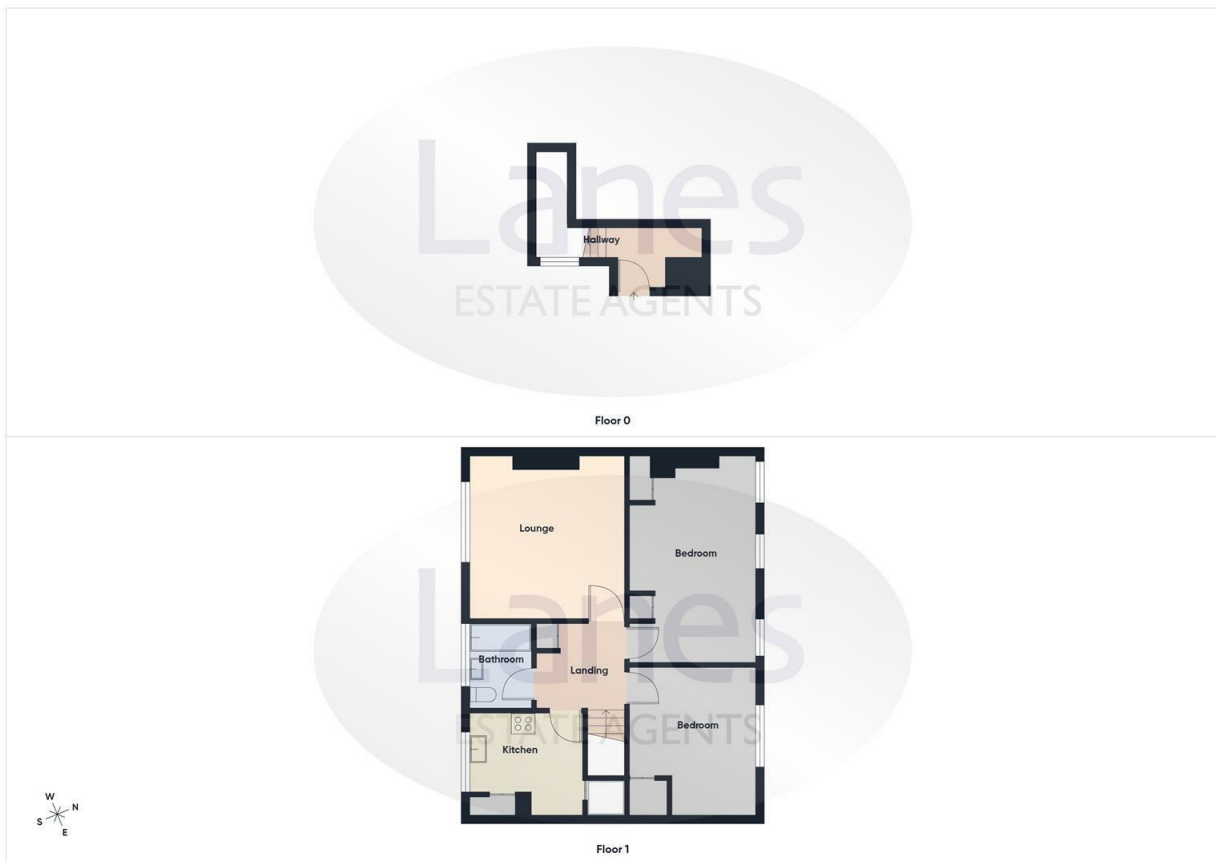
**Own Rear Garden**

**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                                   |  |                         | 77        |
| (55-68) D                                   |  | 64                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

