

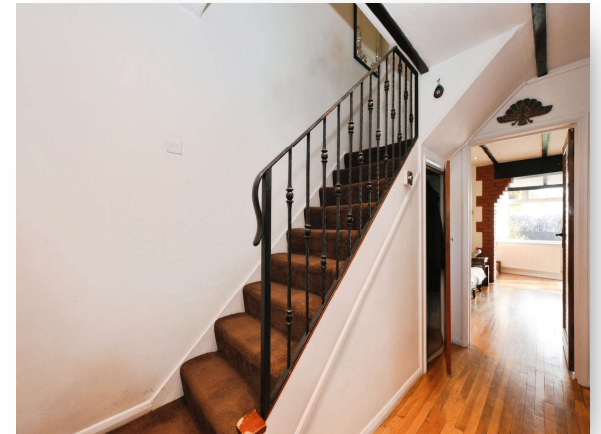


Elm Drive, Cheshunt Waltham Cross EN8 0RX

welcome to

Elm Drive, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this lovely extended three bedroom semi detached family home situated on a prime road within Cheshunt. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Storage cupboard, wood flooring.

Lounge

18' x 11' 5" (5.49m x 3.48m)

Wood flooring.

Dining Room

17' 7" x 8' 1" (5.36m x 2.46m)

Two double glazed windows to rear aspect, french doors, wood flooring.

Kitchen

11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed window to front aspect, tiled floor, a range of wall and base units with complimenting worktops, part tiled walls, double glazed door to side aspect.

Landing

Storage cupboard, access to the loft.

Bedroom 1

19' 10" x 8' 11" (6.05m x 2.72m)

Double glazed window to rear aspect, laminate floor, radiator.

Bedroom 2

11' 10" x 11' 8" (3.61m x 3.56m)

Double glazed window to rear aspect, laminate floor, radiator.

Bedroom 3

11' 8" x 8' (3.56m x 2.44m)

Double glazed window to front aspect, laminate floor, radiator.

Bathroom

Double glazed window to side aspect, tiled floor, tiled walls, storage cupboard, walk in wardrobe.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a lawn area.

Outdoor Wc/Utility Room



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welcome to

Elm Drive, Cheshunt Waltham Cross

- Three bedrooms
- Extended semi detached family home
- Close to Cheshunt train station
- Secluded rear garden
- Drive and garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£535,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX109594 - 0003

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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