



71a Bury Green Road , Waltham Cross, EN7 5AG

Jake Charles Property are proud to present this beautifully presented two bedroom end of terrace house, ideally situated in the highly sought-after West Cheshunt area. Perfectly blending modern comfort with charming features, this home is ready to move straight into.

As you enter, you're welcomed by a spacious hallway with a newly fitted and tiled downstairs W.C. The shaker-style kitchen is complete with solid oak worktops and a ceramic double butler sink, offering a country-style feel.

The bright and generous living room provides a relaxing space to unwind, leading seamlessly into a conservatory with direct access to the south-facing garden. The home also benefits from a Panasonic air conditioning unit for year-round comfort.

Asking price £449,950

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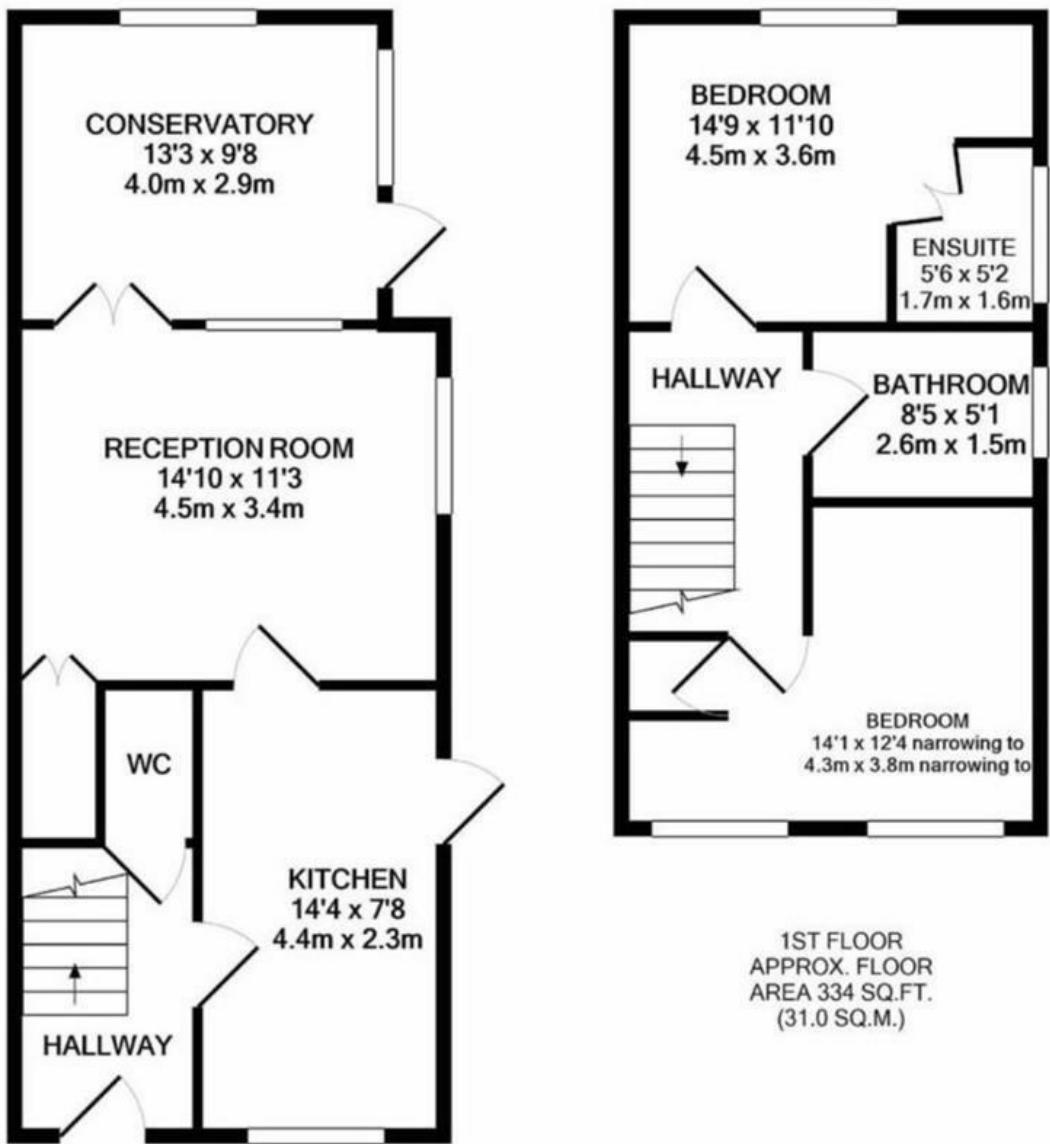
- Two bedroom house
- Air Conditioning
- West Cheshunt
- En-Suite to master bedroom
- Newly Fitted Bathrooms (x3)
- Excellent location near top schools & transport links
- South facing garden
- Loft conversion potentition (Stpp)
- Private driveway & off-street parking for 3 cars



[Directions](#)



Floor Plan



1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

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