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## 5 Helens Gate Thomas Rochford Way, Cheshunt, Waltham Cross, EN8 0SQ

**£330,000**

Nestled in the desirable area of Thomas Rochford Way, Cheshunt, Waltham Cross, this charming end terrace cluster house presents an excellent opportunity for those seeking a comfortable and inviting home.

The single bedroom offers a peaceful retreat, ideal for rest and rejuvenation. The bathroom is conveniently located, ensuring ease of access for residents. One of the standout features of this property is the private garden, providing a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Situated within a sought-after development, this home benefits from a friendly community atmosphere while still being close to local amenities and transport links. The summerhouse adds an extra touch of charm, offering a versatile space that can be used for various purposes, whether as a home office, a hobby room, or a tranquil spot to unwind.

This property is perfect for first-time buyers, couples, or anyone looking to downsize without compromising on comfort. With its appealing features and prime location, this end terrace house is a wonderful place to call home.





Entrance Hall

Lounge/Diner  
12'7" x 11'1" (3.84m x 3.38m)

Kitchen  
12'3" x 5'11" (3.73m x 1.80m)

First Floor Landing

Bedroom  
11'3" x 9'5" (3.43m x 2.87m)

Bathroom

Rear Garden

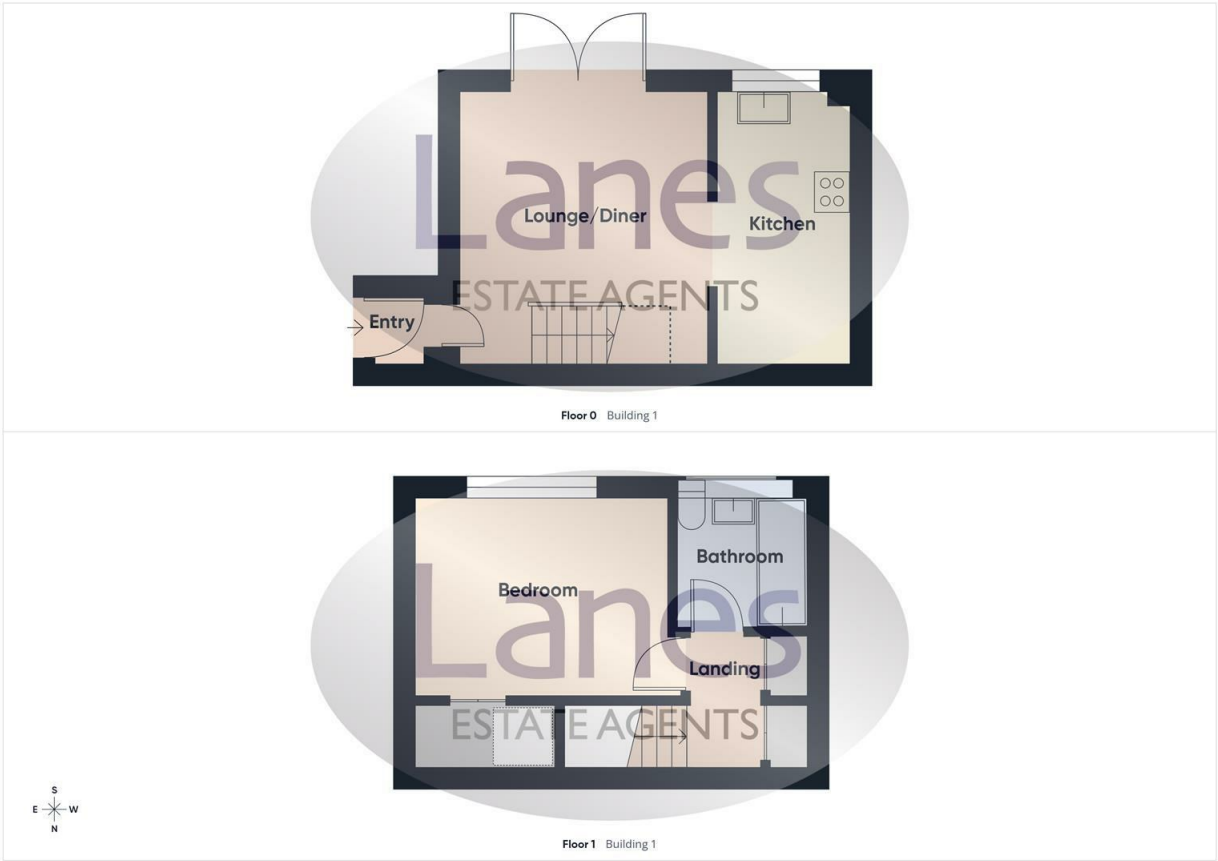
Summerhouse

Parking  
Allocated Parking for one car

Reference  
CH6660/EB - 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 |                         |           |
| 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.

