



Waltham Gate, Cheshunt | EN8 0XN

£390,000 | Freehold

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BEAUTIFULLY PRESENTED 2 bedroom SEMI-DETACHED property in the highly sought after THOMAS ROCHFORD area of Cheshunt. The property boasts a SPACIOUS LOUNGE/DINER, a well appointed SHOWER ROOM, a GROUND FLOOR W/C and GARAGE with additional own driveway.





Entrance Hall

Front door from the outside, radiator, stairs to first floor

Downstairs W/C

Fitted with a low flush w/c, was hand basin, small window

Kitchen

Comprising wall and base level units with work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, built in oven and hob with extractor hood above, plumbing and space for washing machine, space for fridge, wood veneer floor, window to front

Lounge/Diner

Double doors to rear leading to garden, radiator, wood veneer flooring, tv point

First Floor Landing

Access to loft space

Bedroom One

Large window to rear, built in storage cupboards along one wall

Bedroom Two

Window to front, two storage cupboards

Shower Room

Fitted with a suite comprising walk in shower cubicle, pedestal wash hand basin with mixer taps, low flush w/c, fully tiled walls, window

Exterior

Rear Garden

Mainly laid to lawn, flower and shrub borders, garden shed, access to garage

Front Garden

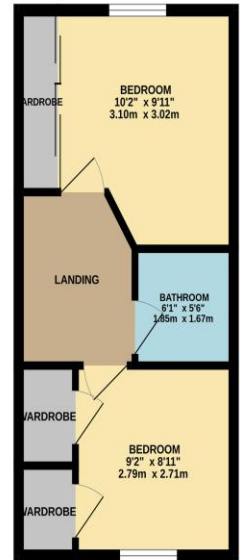
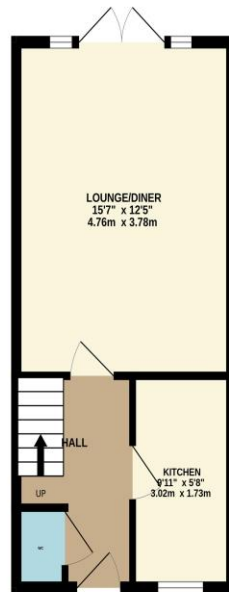
Area of lawn, flower and shrubs, off street parking in front of garage

Garage

Single length, up and over door, power and light connected

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other areas are approximate and the 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.
 Made with HomeSpace Central.

Council Tax | D
 EPC Rating | C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.