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## 24 Hillview Gardens, Cheshunt, Waltham Cross, EN8 0PH

**£400,000**

Situated on the popular Hillview Gardens, this three-bedroom tunnel-linked terraced home offers comfortable living in a convenient setting, making it an excellent choice for families.

The property benefits from a private driveway, providing off-street parking for added convenience. To the rear, the south-facing garden enjoys plenty of natural sunlight, creating an ideal space for outdoor dining, relaxing, or entertaining.

The interior includes three well-proportioned bedrooms and a conveniently located upstairs bathroom, supporting practical day-to-day living.

The location is particularly appealing, with Brookfield Retail Park just a short distance away, offering a range of shops, eateries, and leisure options to suit everyday needs.



**Porch**

**Entrance Hall**

**Lounge/Diner**

20'9" narrowing to 10'6" x 12'2" narrowing to 8'5" (6.32m narrowing to 3.20m x 3.71m narrowing to 2.57)  
L SHAPED (20'9" narrowing to 10'6" x 12'2" narrowing to 8'5")

**Kitchen**

9'10" x 9'4" (3.00m x 2.84m)

**Sunroom**

**First Floor Landing**

**Bedroom One**

13'4" x 9'8" (4.06m x 2.95m)

**Bedroom Two**

8'10" x 7'10" (2.69m x 2.39m)

**Bedroom Three**

8'5" x 7'10" (2.57m x 2.39m)

**Bathroom**

**Rear Garden**

**Outside Storage Units**

**Front Garden**

**Driveway**

**REFERENCE**

CH6661 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

