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# 71 Longfield Lane, Cheshunt, Waltham Cross, EN7 6AE

**£650,000**

Situated on Longfield Lane in West Cheshunt, this truly unique four/five-bedroom family home offers an abundance of space, style, and versatility—perfectly suited to modern living.

Boasting four generously sized bedrooms, the property also benefits from an additional loft room, ideal for use as a home office, guest space, or playroom. The home is further enhanced by a well-appointed upstairs family bathroom, a convenient downstairs WC, and an en-suite to the principal bedroom, delivering both comfort and practicality for busy households.

A standout feature is the self-contained annexe to the side, complete with its own private front door, lounge, kitchen, and shower room—offering fantastic potential for multi-generational living, guest accommodation, or even rental income.

Externally, the property continues to impress with a private driveway to the rear and a beautifully presented south-west-facing garden, perfect for relaxing or entertaining in the warmer months.



**Entrance Hall**

**Downstairs WC**

**Lounge/Diner**

24'2" x 12'1" (7.37m x 3.68m)

**Kitchen**

L SHAPED- 16'4" narrowing to 5'6" x 15'8" narrowing to 9'2"

**Sun Room**

16'3" narrowing to 12'9" x 12'4" (4.95m narrowing to 3.89m x 3.76m)

**First Floor Landing**

**Bedroom**

12'7" x 12' (3.84m x 3.66m)

**En-Suite to Bedroom**

**Bedroom**

11'10" x 9'6" max (3.61m x 2.90m max)

**Bedroom**

11'10" x 9'6"

**Bedroom**

10' x 8'9" (3.05m x 2.67m)

**Bathroom**

**Loft Room**

16'2" x 10'5" restricted head height (4.93m x 3.18m restricted head height)

**Rear Garden**

**Driveway To Rear**

**Front Garden**

**Annexe to Side**

Benefits from own front door and side access.

**Lounge**

11'10" x 10'8" (3.61m x 3.25m)

**Kitchen**

10'5" x 5'4" (3.18m x 1.63m)

**Shower Room**

**Bedroom**

8'7" x 8'3" (2.62m x 2.51m)

**REFERENCE**

CH6659 LANES CHESHUNT ESTATE AGENTS

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| 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.

