



36 Little Stock Road, Cheshunt, Waltham Cross, EN7 6XU  
Offers In Excess Of £425,000



## 36 Little Stock Road, Waltham Cross, EN7 6XU

Nestled in a tranquil cul-de-sac on Little Stock Road in West Cheshunt, this charming end-terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples seeking a peaceful retreat.

Upon entering, you will find a welcoming open plan living area that offers a perfect space for relaxation and entertaining. The house is in beautiful condition, showcasing modern finishes and a warm, inviting atmosphere throughout. The well-appointed bathroom adds to the convenience of this delightful home.

One of the standout features of this property is its potential for further development. With the possibility to extend into the loft, subject to planning permission, you can easily create additional living space to suit your needs.

The location is particularly appealing, situated in a quiet area that provides a sense of community while still being close to local amenities. Residents can enjoy the benefits of nearby parks and recreational areas, making it a perfect spot for outdoor activities.

In summary, this two-bedroom end-terrace house on Little Stock Road is a wonderful opportunity for those seeking a comfortable and stylish home in a serene setting. With its beautiful condition and potential for expansion, it is not to be missed.



Entrance Hall

Downstairs WC

Open Plan Living Area

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

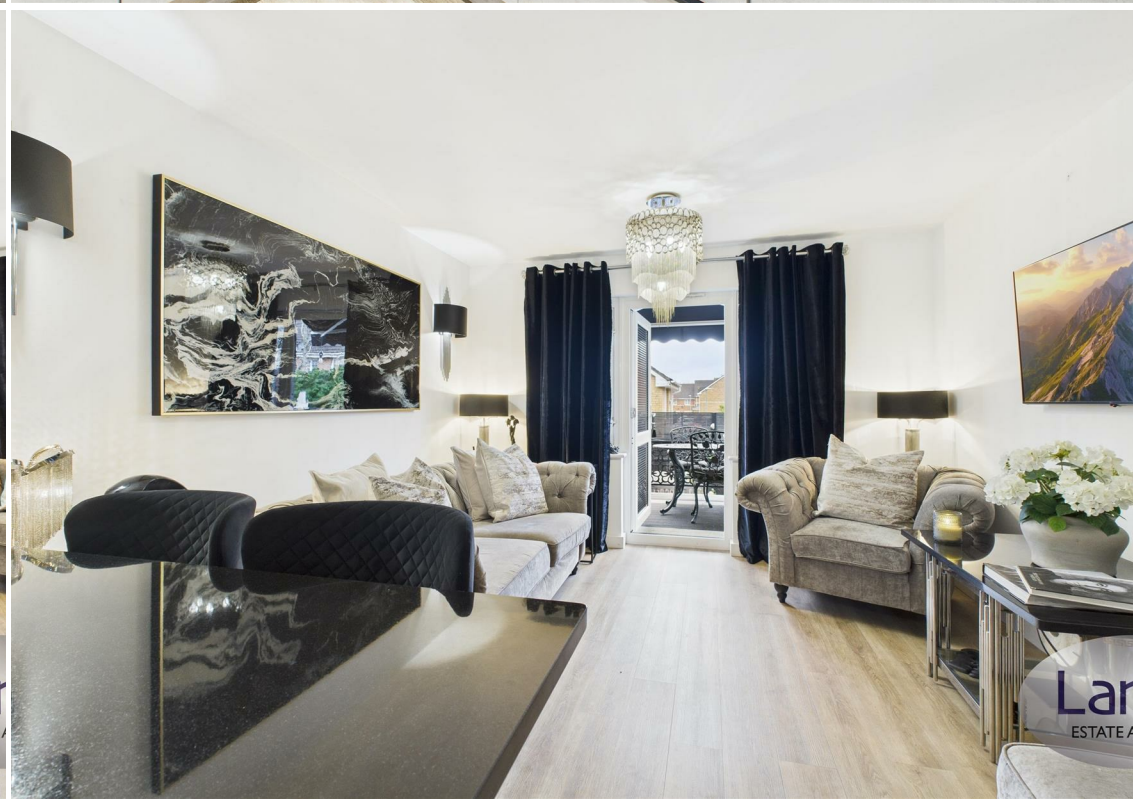
Rear Garden

Parking

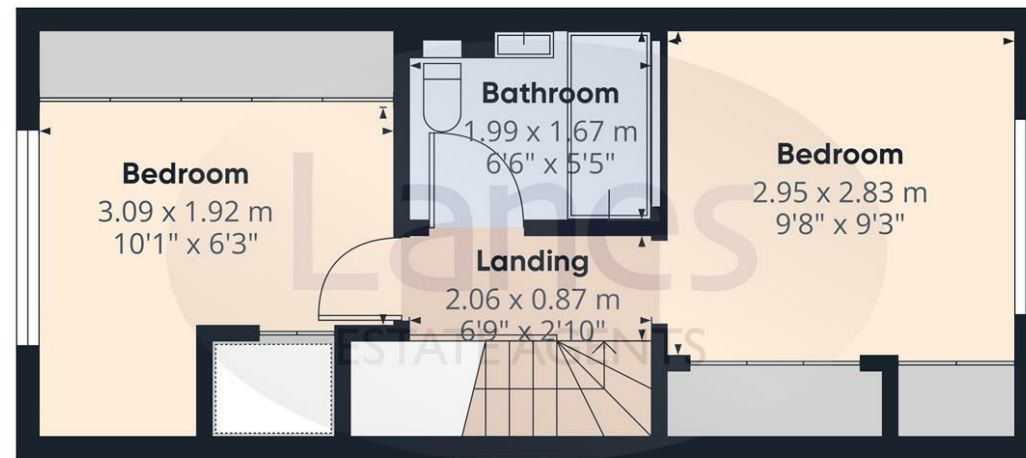
Two Allocated Parking Spaces, One to side.

REFERENCE

CH6625 LANES CHESHUNT ESTATE AGENT



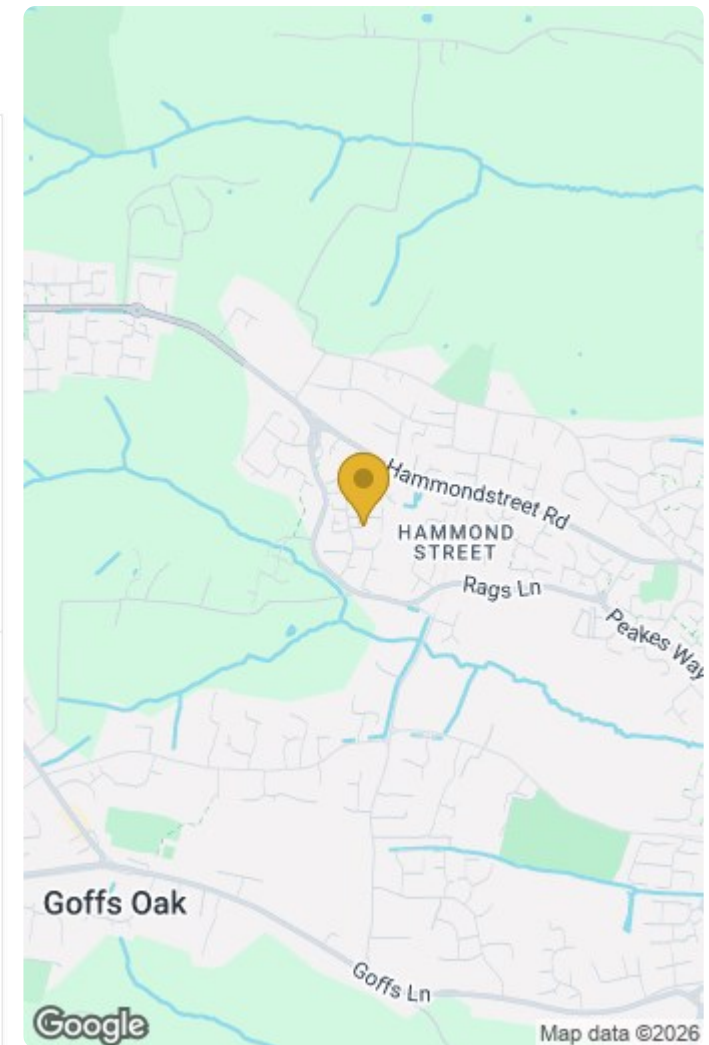




Floor 1

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (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 |  |                         |           |
| (82 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 |           |