

Lanes

ESTATE AGENTS

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9. Vincent Close, Cheshunt, Hertfordshire, EN8 0RR

Guide Price £550,000

Lanes are pleased to offer this well presented three/four bedroom semi detached property situated in a rarely available cul-de-sac off Ashdown Crescent in central Cheshunt. Among the many features are double glazing, gas central heating, off street parking, ground floor cloakroom, kitchen/diner, ensuite shower room and a further first floor bathroom. Offered chain free. Call now to view!



Door to

Hallway

Cloakroom

Lounge

11'8 x 11'8 (3.56m x 3.56m)

Kitchen/Diner

17'9 x 10'0 (5.41m x 3.05m)

Conservatory

First Floor Landing

Bedroom Two

12'9 x 9'9 into fitted wardrobe and into alcove (3.89m x 2.97m into fitted wardrobe and into alcove)

Bedroom Three

10'5 x 9'5 (3.18m x 2.87m)

Bedroom Four/ Office

7'8 x 5'6 (2.34m x 1.68m)

Bathroom

Second floor landing

Bedroom One

18'9 x 10'2 restricted head height (5.72m x 3.10m restricted head height)

En-suite Shower Room

Front

Parking for one car at the side of the house

Rear

Laid lawn and patio with side pedestrian access.

Reference

CH6644/PL/24032026 - Cheshunt Estate agent

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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.

