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## 17 Carleton Road, Cheshunt, EN8 0BD

**£325,000**

Welcome to this charming ground floor two-bedroom maisonette located on Carleton Road in the delightful area of Cheshunt. This property boasts a warm and inviting atmosphere with its south-facing rear garden, perfect for enjoying those sunny British afternoons.

The property features two well-appointed bedrooms, offering ample space for a small family or those in need of a home office.

With gas central heating and double glazing, you can rest assured that this home will keep you warm during the colder months while also helping you save on energy costs.

One of the standout features of this property is the driveway, a rare find in many maisonettes in this area. This convenience eliminates the hassle of searching for parking after a long day out or when hosting visitors.

Whether you are a first-time buyer, a small family, or someone looking to downsize, this maisonette offers a perfect blend of comfort, convenience, and practicality. Don't miss the opportunity to make this lovely property your new home in Cheshunt.



**Door To  
Hallway**

**Lounge/Diner**

13'10" x 13'2" (4.22m x 4.01m)

Space for dining table. Fireplace and window to rear aspect.

**Kitchen**

9'6" x 8'8" (2.90m x 2.64m)

Eye and base level units with worksurfaces, fitted cooker and gas hob with extractor hood. Space for appliances.

**Bedroom One**

12'6" x 10'4" (3.81m x 3.15m)

Two windows to front aspect.

**Bedroom Two**

10'8" x 7'10" (3.25m x 2.39m)

Window to front aspect.

**Bathroom**

Panel enclosed bath with shower over, closed couple WC

with vanity hand basin.

**Front Garden**

Parking for up to 2 cars.

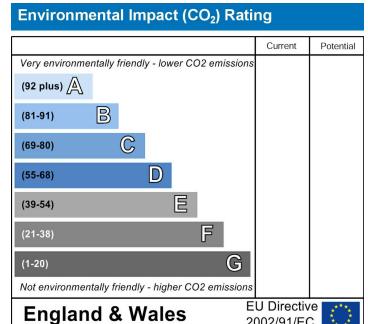
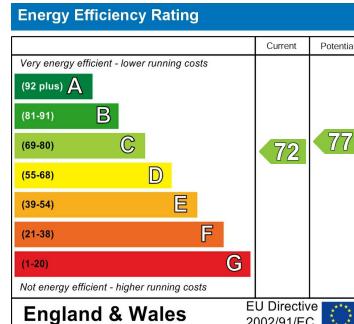
**Private Rear Garden**

South Facing Rear Garden comprising of decking area and lawn.

**Outside Storage Unit**

**Reference**

CH6511/EB/EB/EB/01102024 - Cheshunt Estate Agent



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or misdescription. This floorplan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No guarantee is given as to the dimensions being accurate. Made with Metrups ©2024

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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.



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