

# Lanes

ESTATE AGENTS

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**36 Cranleigh Close, Cheshunt, Waltham Cross, EN7 6HJ**

**£185,000**

Welcome to this charming one-bedroom flat located on Cranleigh Close in the peaceful area of West Cheshunt. This delightful ground floor property is beautifully presented throughout, offering a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

As you enter the flat, you will find a well-proportioned lounge/diner that provides a perfect space for relaxation. The bedroom includes a fitted wardrobe. The bathroom is conveniently located and is fitted with modern fixtures, ensuring both functionality and style.

One of the standout features of this property is its position within a quiet cul-de-sac, providing a serene environment away from the hustle and bustle of everyday life. Additionally, being chain free allows for a smoother and quicker transaction, making it an attractive option for first-time buyers or those looking to downsize.

This flat is not only a lovely home but also offers the convenience of local amenities and transport links nearby, making it an excellent choice for those seeking a balance of tranquility and accessibility. Whether you are a young professional, a couple, or someone looking for a peaceful retreat, this property is well worth a visit. Don't miss the opportunity to make this charming flat your new home.



Entrance Hall

Lounge/Diner  
13'4" x 9'5" (4.06m x 2.87m)

Kitchen Area  
8'5" x 6'9" (2.57m x 2.06m)

Bedroom  
10'4" into fitted wardrobe x 7'7" (3.15m into fitted wardrobe x 2.31m)

Bathroom

Parking  
One Allocated Space

REFERENCE  
CH6617 LANES CHESHUNT ESTATE AGENT

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

