



## 23 Crossbrook Street, Cheshunt, Waltham Cross, EN8 8LR

**£550,000**

Welcome to Crossbrook Street in Cheshunt, this delightful semi-detached home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The three bedrooms provide ample space for family living, while the additional loft room presents a versatile area that can be tailored to your needs, whether as a study, playroom, or guest accommodation.

The property features an upstairs bathroom, ensuring that daily routines are both practical and pleasant. A notable highlight is the garage located to the rear, providing secure parking and additional storage options.

Location is key, and this home does not disappoint. It is situated within close proximity to both Theobalds Grove and Waltham Cross Train Stations, making commuting to London and beyond a breeze. For those who enjoy the outdoors, Cedars Park and Lea Valley Park are both just a short walk away, offering lovely space for leisurely strolls, picnics, or family outings.

This semi-detached house is not just a home; it is a lifestyle choice, combining the tranquillity of suburban living with the accessibility of urban amenities. Whether you are a first-time buyer or looking for a family home, this



## Front Garden

## Porch

## Entrance Hall

## Lounge

13'5" x 12' not inclusive of bay (4.09m x 3.66m not inclusive of bay)

## Dining Room

13'6" x 10'10" (4.11m x 3.30m)

## Kitchen

9'8" x 7'4" (2.95m x 2.24m)

## First Floor Landing

## Bedroom One

13'5" not inclusive of bay x 10'10" (4.09m not inclusive of bay x 3.30m)

## Bedroom Two

13'6" x 11' (4.11m x 3.35m)

## Bedroom Three

8'7" x 7'4" (2.62m x 2.24m)

## Bathroom

## Loft Room

Access via built in ladder.

## Rear Garden

## Brick Built Storage Sheds

## Garage

## REFERENCE

CH6610 LANES CHESHUNT ESTATE AGENTS

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.

