



Estate Agents • Lettings • Land & New Homes



## 29. Limes Road, Cheshunt, Waltham Cross, EN8 8TJ

**Offers In Excess Of £525,000**

This well-presented three double bedroom home offers spacious and versatile accommodation, perfect for families. The property features three generously sized double bedrooms, including a principal bedroom with its own en-suite shower room, as well as a modern family bathroom upstairs.

Outside, you'll find a spacious rear garden, ideal for entertaining or relaxing, along with a large driveway providing ample off-street parking.

Conveniently located within easy reach of both Cheshunt and Theobalds Grove train stations, the property offers excellent transport links into London. It is also just a short distance from the High Street, with its range of shops, restaurants, schools, and local amenities.

\*PREVIOUS PLANNING APPLICATION APPROVED FOR A SINGLE STOREY SIDE AND REAR EXTENSION\*

Call Now!



Entrance Hall

Lounge Area  
11'4" x 11'1" (3.45m x 3.38m)

Dining Area  
9'4" x 8'7" (2.84m x 2.62m)

Kitchen  
9'4" x 8'2" (2.84m x 2.49m)

Sun Room  
10'8" x 8'1" (3.25m x 2.46m)

First Floor Landing

Bedroom

Bedroom

Bathroom

Bedroom

En-Suite

Driveway

Rear Garden

REFERENCE  
CH6686 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.

