



Cavell Road, Cheshunt Waltham Cross EN7 6JL

welcome to

Cavell Road, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this lovely three bedroom family home situated in a popular Cheshunt location. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Two storage cupboards, laminate flooring, radiator.

Cloakroom

Double glazed window to front aspect, wc, wash hand basin, laminate flooring.

Lounge

20' 11" x 14' 8" (6.38m x 4.47m)

Double glazed window to rear aspect, laminate flooring, french doors, two radiators.

Kitchen

12' 9" x 9' 1" (3.89m x 2.77m)

Double glazed window to front aspect, a range of wall and base units with complimenting quartz worktops, gas hob, space for fridge freezer, integrated dishwasher, plumbing for washing machine, tiled flooring.

Landing

Access to the loft, double glazed window to front aspect, storage cupboard, radiator.

Bedroom 1

15' 1" x 8' 11" (4.60m x 2.72m)

Double glazed window to rear aspect, radiator.

Bedroom 2

11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed window to rear aspect, storage cupboard, radiator.

Bedroom 3

13' 10" x 8' 11" (4.22m x 2.72m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to front aspect, paneled bath, wc, wash hand basin, radiator, tiled flooring, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a patio area, lawn area, decked area, rear access.



view this property online williamhbrown.co.uk/Property/BRX109697



welcome to

Cavell Road, Cheshunt Waltham Cross

- Three bedrooms
- Driveway and garage
- Lovely rear garden
- Family bathroom and downstairs wc
- Popular residential location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109697



Property Ref:
BRX109697 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk