



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

113 Cadmore Lane, Cheshunt, Hertfordshire, EN8 9JH

£460,000

Three bedroom semi-detached property with Garage and drive. Ideally located walking distance of Cheshunt BR station, Cheshunt High Street, and well regarded local schools. CHAIN FREE.





## Property Description

Cadmore Lane is ideally located for the commuter walking distance of Cheshunt BR Station which offers a regular direct service into London Liverpool Street. Additionally there are comprehensive facilities in the High Road with an array of shops and eateries and well regarded schools for all ages are close by.

The accommodation to the ground floor comprises an entrance porch, leading to the hallway with stairs leading to the first floor level and providing access to lounge/diner and kitchen.

The lounge/diner is dual aspect with a feature fireplace being the main focal point, door leading to the rear garden, and providing access to the kitchen which overlooks the rear aspect has a range of fitted wall and base units with contrasting work surfaces and space for appliances. Door leading to rear garden.

The first floor accommodation comprises a landing providing access to all rooms.

Bedroom one has a range of fitted wardrobes and overlooks the front aspect, whilst bedroom two has a built in open cupboard and overlooks the rear aspect.

Bedroom three is a good size single and overlooks the front aspect.

A fully tiled bathroom with separate WC overlooking the rear aspect complete this level.

The rear garden comprises a patio area with path leading to rear lawn area and flowerbed, personal door to garage and







side pedestrian access.

The garage measures approximately 18'8 in length with power and light and is approached via a shared access way.

The front garden is mainly laid to lawn with a block paved parking space for one vehicle.

The property can be offered CHAIN FREE and therefore early viewing is highly recommended.

**ACCOMMODATION IN BRIEF COMPRISES:**

**PORCH**

6' 1" x 1' 10" (1.85m x 0.56m)

**HALLWAY**

11' 2" x 5' 10" (3.4m x 1.78m)

**LOUNGE/DINER**

22' 2" x 12' 8 Max" (6.76m x 3.86m)

**KITCHEN**

8' 8" x 9' 5" (2.64m x 2.87m)

**LANDING**

7' 8" x 8' 00 Max" (2.34m x 2.44m)

**BEDROOM ONE**

11' 3" x 8' 1" (3.43m x 2.46m)

**BEDROOM TWO**

9' 10" x 8' 7" (3m x 2.62m)

**BEDROOM THREE**

8' 4 Max" x 8' 10" (2.54m x 2.69m)

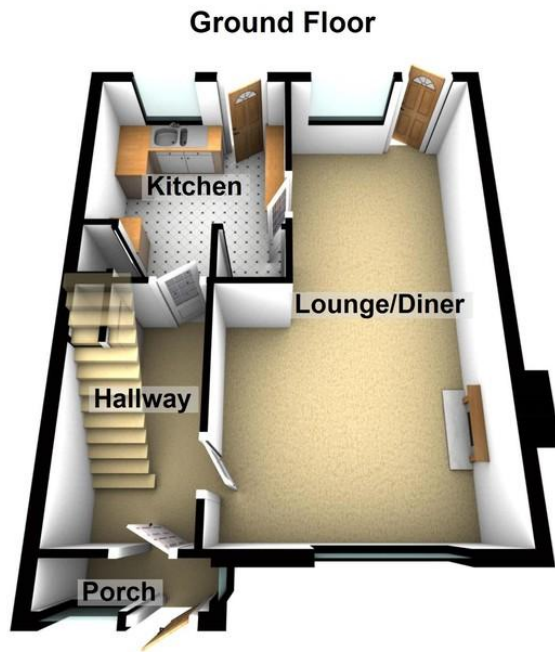
**BATHROOM**

5' 7" x 5' 9" (1.7m x 1.75m)

**SEPERATE WC**

5' 7" x 2' 9" (1.7m x 0.84m)





**REAR GARDEN**

**GARAGE**

18' 8" x 9' 2" (5.69m x 2.79m)

**CHARGES**

Council Tax Broxbourne Borough Council Band D

Tenure - Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains - OVO

Water- Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - OVO

Broadband - EE BT

Mobile Signal - EE

Flood Risk - No Risk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements