



Estate Agents • Lettings • Land & New Homes



2 Mortimer Gate, Thomas Rochford Way, Cheshunt, EN8 0XG

£475,000

Located in the popular 'Thomas Rochford' development is this stunning three bedroom detached house. The property has many benefits to including off street parking, garage, first floor bathroom and en-suite cloakroom, conservatory, open-plan living/diner, south facing rear garden, modern newly fitted kitchen and much more. Viewing is highly recommended to fully appreciate this property. Call us now to avoid disappoit.



Inner Hallway

Laminate wood flooring, radiator and door leading to living area.

Living Area

15'1" x 12'2" (4.60m x 3.71m)

Double-glazed bay window to front aspect, radiator, laminate wood flooring & marble fireplace feature.

Dining Area

9'8" x 8'0" (2.95m x 2.44m)

Double-glazed patio doors leading into conservatory, radiator and laminate wood flooring.

Kitchen

11'3" x 7'7" (3.43m x 2.31m)

Double-glazed windows to rear aspect, double-glazed frosted door to side aspect, tiled flooring, radiator, base and eye level units with worktop surface, sink with mixer tap and drainer unit, four hob gas cooker, built-in oven and extractor hood, integrated washing machine, space for dishwasher, concealed cupboard housing new Vaillant boiler and under stair storage cupboard.

Conservatory

16'2" x 8'0" (4.93m x 2.44m)

Dual aspect double glazed windows, double glazed French doors leading to rear garden, side access door leading to garage and tiled floor.

First Floor Landing

Frosted double-glazed windows to side aspect, loft access with loft ladder, airing cupboard, doors leading to bathroom and all bedrooms.

Bedroom One

15'2" x 8'8" (4.62m x 2.64m)

Double-glazed bay windows to front aspect, radiator and built-in storage and wardrobes.

En-suite Cloakroom

Tiled walls and flooring, low flush W.C. and pedestal wash hand basin with mixer tap.

Bedroom Two

11'3" x 8'8" (3.43m x 2.64m)

Double-glazed windows to rear aspect and radiator.

Bedroom Three

10'2" x 6'3" (3.10m x 1.91m)

Double-glazed windows to front aspect and radiator.

Bathroom

Frosted double-glazed windows to rear aspect, radiator, tiles walls and flooring, extractor fan, low flush W.C., pedestal wash hand basin with pillar taps, bath basin with pillar taps, wall mounted shower unit, shower screen and electric shaving point.

Exterior - Front

Lawn area with flower bed, patio area, side gate leading to rear garden, tarmac driveway and up and over door leading to garage.

Exterior - Rear

Patio area, laid to lawn, flower beds to either side with various plants.

Reference

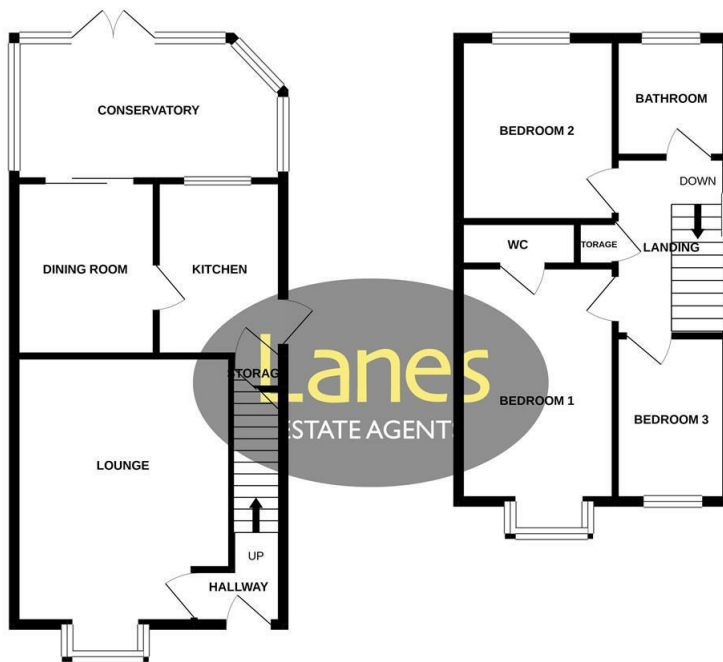
CH6084/LC/AX/AX/23112020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency at the time of writing. Made with Metropack 0.0.0.0

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

