



**Elliot Heath**  
ESTATE AGENTS

**75 Park Lane, Cheshunt**  
Guide Price **£465,000**

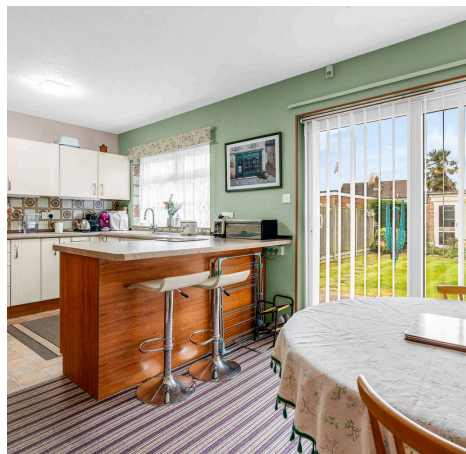
# 75 Park Lane

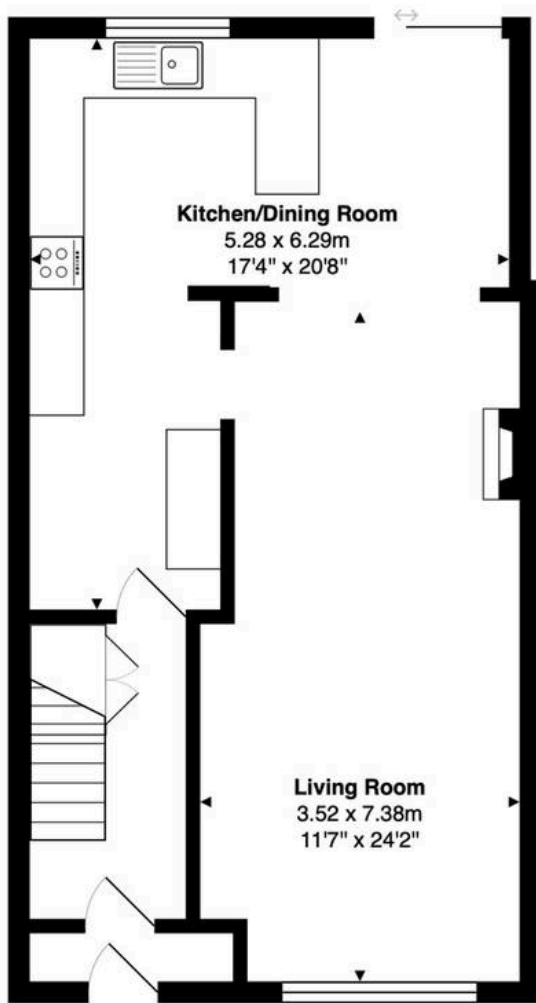
Cheshunt, Waltham Cross

Elliot Heath presents a charming three-bedroom family home in West Cheshunt, close to schools, shops, Cheshunt Park, with parking, garden, and garage. Call 01920 293333.

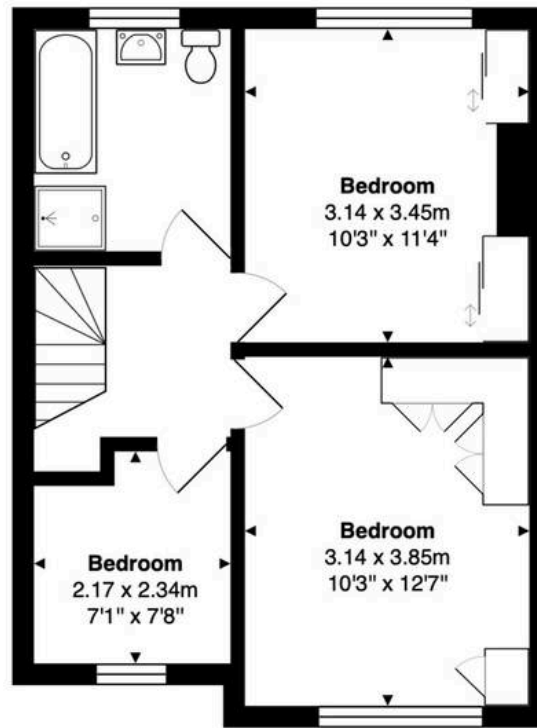
Council Tax band: D

Tenure: Freehold

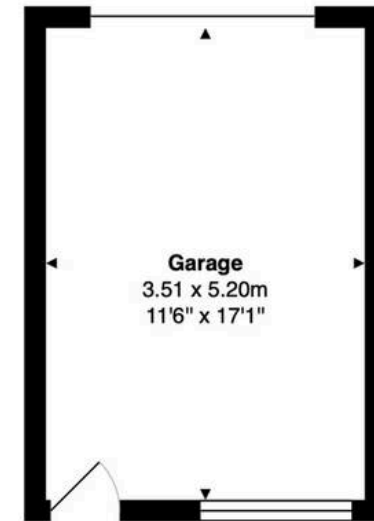




**Ground Floor**  
Area: 55.8 m<sup>2</sup> ... 600 ft<sup>2</sup>



**First Floor**  
Area: 39.6 m<sup>2</sup> ... 427 ft<sup>2</sup>



**Outbuilding**  
Area: 18.3 m<sup>2</sup> ... 197 ft<sup>2</sup>

**Total Area: 113.7 m<sup>2</sup> ... 1224 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Entrance Lobby

With front entrance door to:

### Entrance Hall

With stairs rising to first floor landing, under stairs storage cupboard, radiator, door to:

### Kitchen/Dining Room

17' 4" x 20' 8" (5.28m x 6.29m)

### Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven, hob with extractor over, appliance space, breakfast bar, tiled splash back areas, tile effect flooring, open to:

### Dining Room

With double glazed sliding patio doors to rear aspect, radiator, open to:

### Living room

11' 7" x 24' 3" (3.52m x 7.38m)

With double glazed window to front aspect, radiator, feature fireplace.

### First Floor Landing

With loft access and doors to:

### Bedroom One

10' 4" x 12' 8" (3.14m x 3.85m)

With double glazed window to front aspect, radiator, fitted bedroom furniture.

### Bedroom Two

10' 4" x 11' 4" (3.14m x 3.45m)

With double glazed window to rear aspect, fitted wardrobe cupboards, airing cupboard housing a newly fitted boiler.



**Bedroom Three**

7' 1" x 7' 8" (2.17m x 2.34m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with pedestal wash hand basin, low flush wc, radiator, tiled splash back areas.





### REAR GARDEN

Beautifully landscaped and maintained rear garden with patio seating area, the remainder laid to lawn with mature borders, gated rear access and personnel door to the garage located the the rear of the garden.

### DRIVEWAY

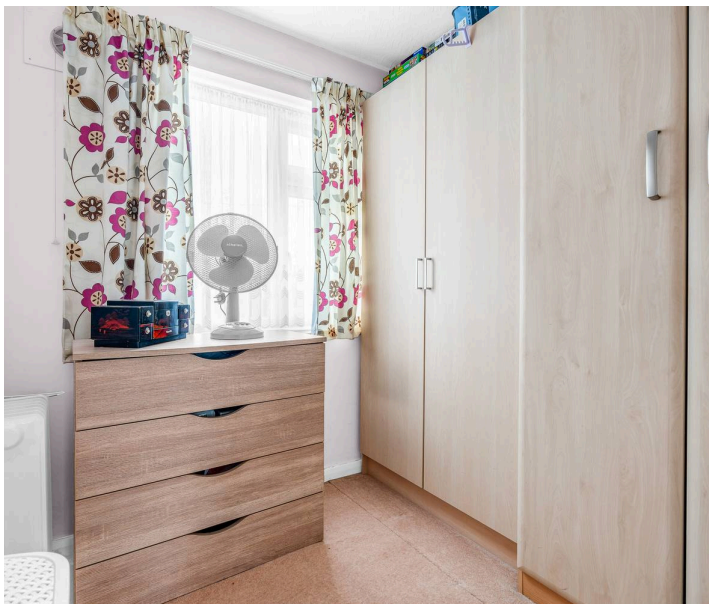
2 Parking Spaces

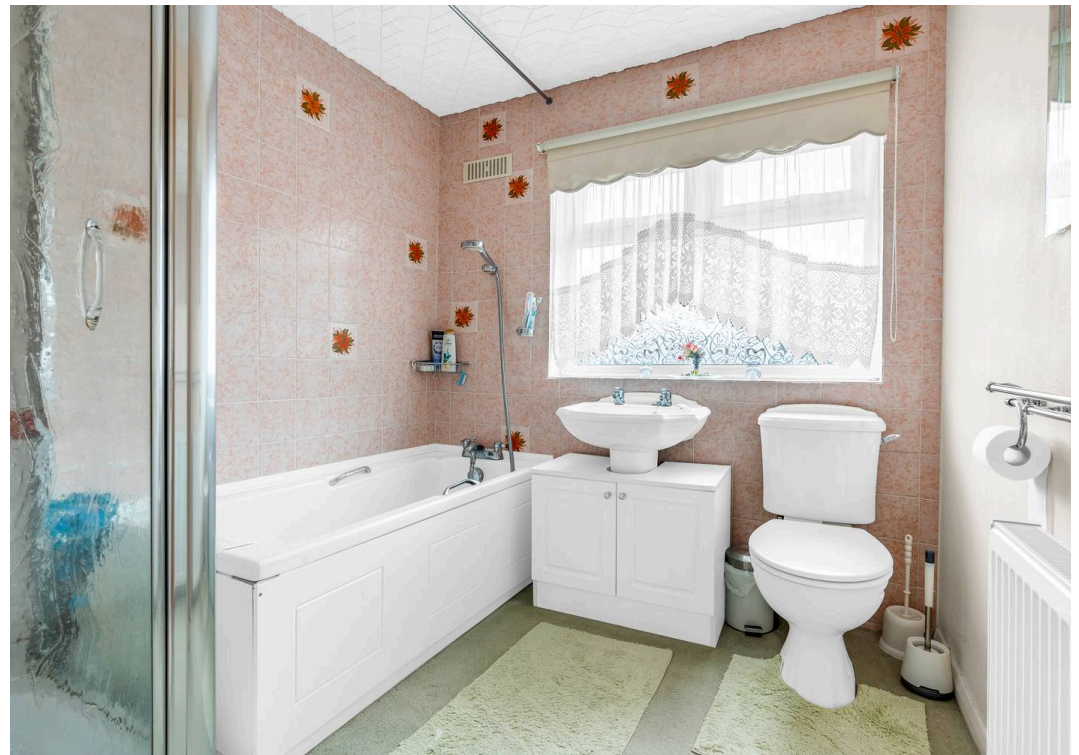
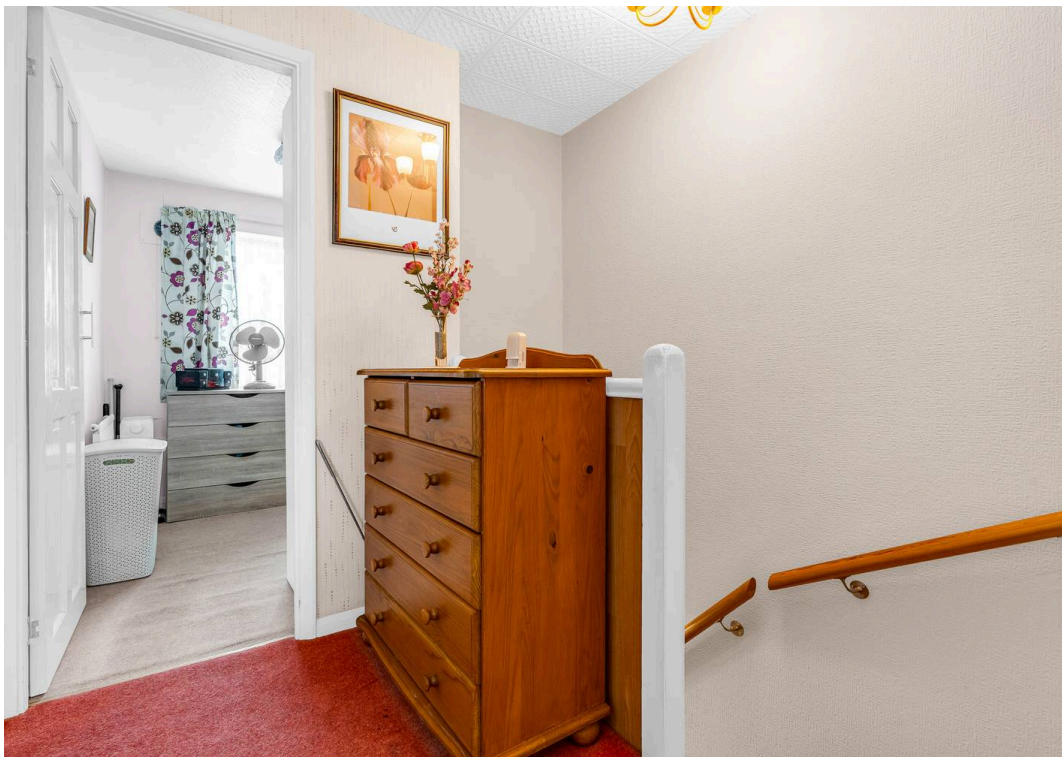
Ample frontage providing off street parking.

### GARAGE

Single Garage

Detached garage located to the rear of the garden measuring 3.51 x 5.20 (11'6 x 17'1). With up and over door to front aspect and personnel door and window to the rear garden.







## Elliot Heath Estate Agents

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