



**Avalon Cadmore Lane, Cheshunt Waltham Cross EN8 9JG**

**welcome to**

**Avalon Cadmore Lane, Cheshunt Waltham Cross**

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



**Accommodation Comprises Of:  
Entrance Hall**

Laminate flooring, radiator.

**Lounge**

11' 5" x 11' 4" ( 3.48m x 3.45m )

Double glazed window to front aspect, laminate flooring, radiator.

**Dining Room**

10' 7" x 9' 10" ( 3.23m x 3.00m )

Laminate flooring, radiator, french doors.

**Kitchen**

10' x 6' 5" ( 3.05m x 1.96m )

Double glazed door to rear aspect, double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, laminate flooring, part tiled walls, hob, extractor fan.

**Landing**

Access to the loft.

**Bedroom 1**

14' 7" x 11' 6" ( 4.45m x 3.51m )

Two double glazed windows to front aspect, radiator.

**Bedroom 2**

11' 1" x 10' 2" ( 3.38m x 3.10m )

Double glazed window to rear aspect, radiator,

**Bedroom 3**

8' 11" x 8' 6" ( 2.72m x 2.59m )

Double glazed window to front aspect, radiator.

**Wc**

Double glazed window to rear aspect, laminate flooring, tiled walls, wc, wash hand basin.

**Bathroom**

Double glazed window to rear aspect, laminate flooring, paneled bath, radiator, part tiled walls.

**Exterior**

**Front Garden**

To the front of the property is a driveway.

**Rear Garden**

To the rear of the property is a lawn area.



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welcome to

## Avalon Cadmore Lane, Cheshunt Waltham Cross

- Three bedrooms
- Driveway
- Fantastic condition throughout
- Popular location
- Close to Cheshunt train station

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£415,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109696 - 0004

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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.



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