£385,000

Hollybush Way, Cheshunt

Hollybush Way, Cheshunt, EN7 6ER

Keith Ian are pleased to offer for sale this well-presented 2 bedroom, end of terraced house. This property benefits from gas central heating, modern double glazing, a drive way, and a lovely and low maintenance garden. Due to its great location, this property is close to local schools and local amenities, including Cheshunt Park and Golf Club. The nearest train station to this property is Cheshunt Railway Station which is approximately 2.1 miles from this property. There is also a bus route within walking distance to this property.

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance. Early viewing recommended.
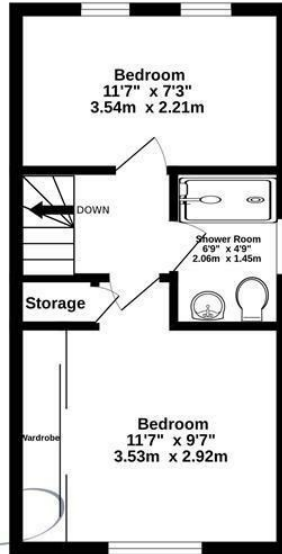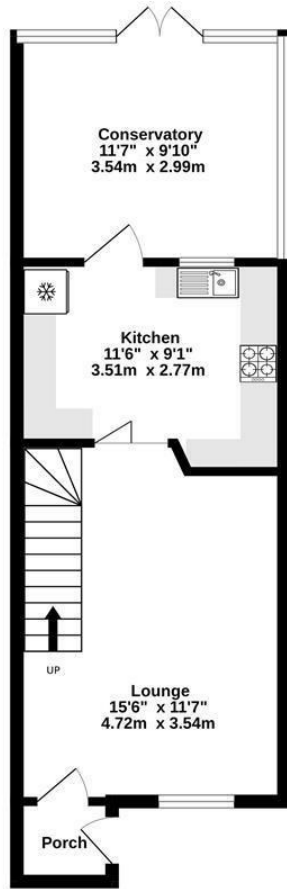
Ground Floor
399 sq.ft. (37.1 sq.m.) approx.

1st Floor
271 sq.ft. (25.2 sq.m.) approx.

Conservatory
11'7" x 9'10"
3.54m x 2.99m

Kitchen
11'6" x 9'1"
3.51m x 2.77m

Lounge
15'6" x 11'7"
4.72m x 3.54m

Porch

UP

Bedroom
11'7" x 7'3"
3.54m x 2.21m

DOWN

Shower Room
6'9" x 4'9"
2.06m x 1.45m

Storage

Bedroom
11'7" x 9'7"
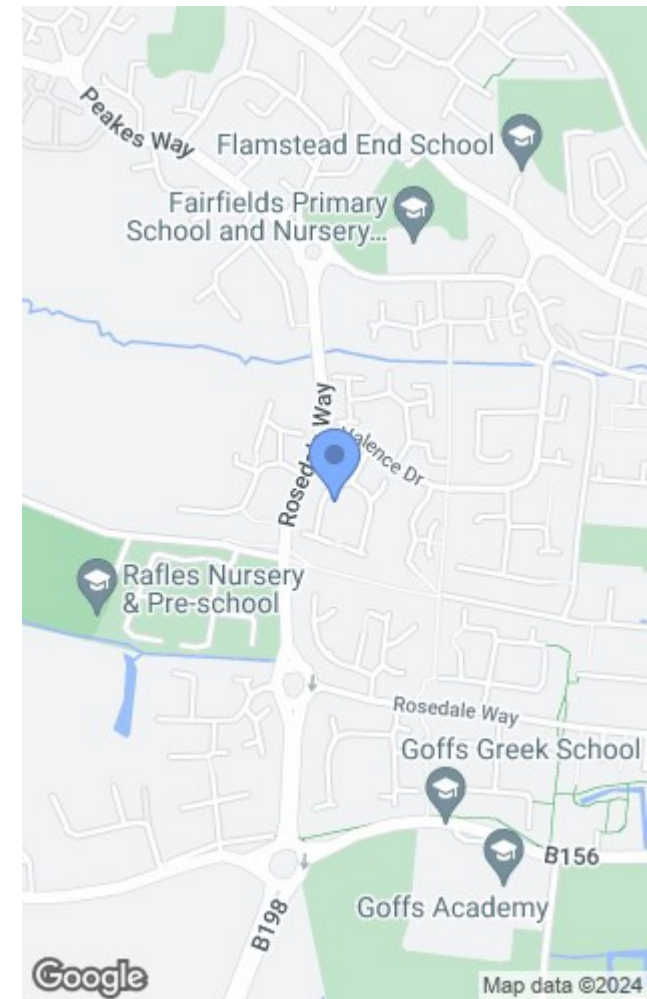3.53m x 2.92m

Wardrobe

KI

Keith Ian

TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

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 as to their operability or efficiency can be given.
Made with Metropix ©2023

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.

Map data ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		**90**
(69-80) **C**	**73**	
(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		

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