



## Montgomery Drive, Cheshunt

£425,000 Freehold

Modern Kitchen • Open Planned Dining Area • Well-Maintained Garden • Side Access • Garage at Rear •  
Modern Bathroom • Built-in Wardrobes and Storage • Double-Glazed Windows





## Accommodation Comprises:

### Porch

### Lounge

10' 11" x 18' 10" (3.32m x 5.75m)

### Dining Room

8' 10" x 8' 5" (2.68m x 2.57m)

### Kitchen

8' 2" x 9' 6" (2.48m x 2.90m)

### Breakfast Room

8' 5" x 8' 6" (2.57m x 2.59m)

### Bedroom One

9' 5" x 11' 10" (2.87m x 3.61m)

### Bedroom Two

9' 1" x 11' 2" (2.77m x 3.41m)

### Bedroom Three

7' 11" x 8' 11" (2.41m x 2.71m)

### Bathroom





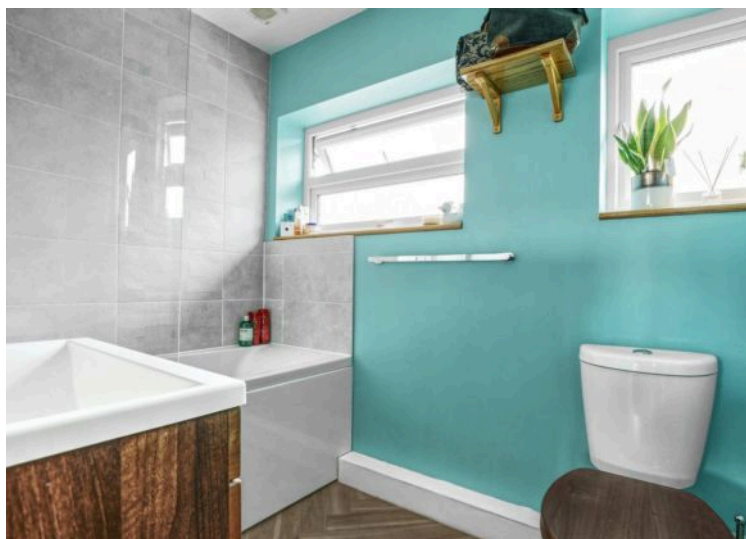
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:








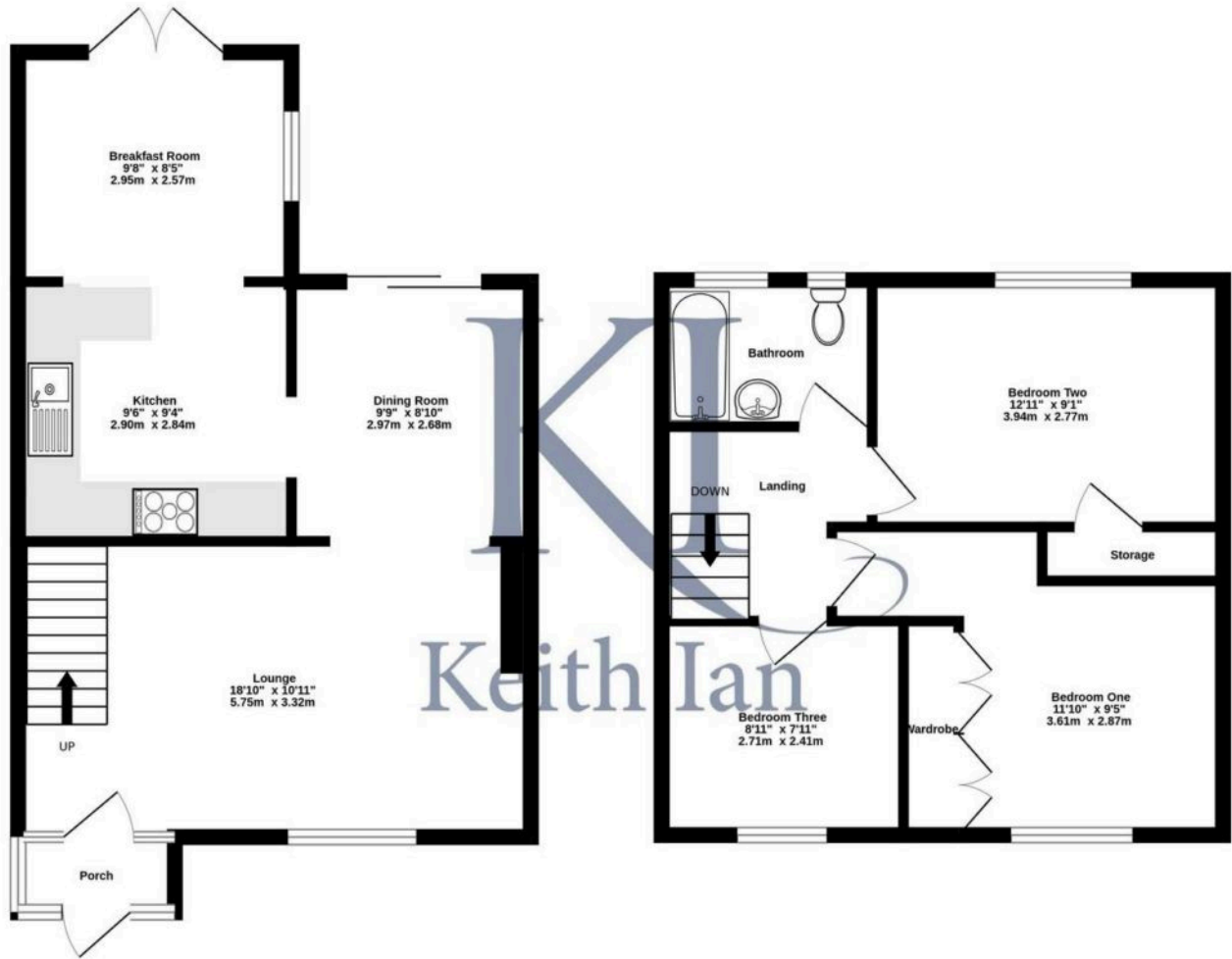


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <div>           EU Directive 2002/91/EC            </div>		

Ground Floor  
482 sq.ft. (44.8 sq.m.) approx.

1st Floor  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 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.  
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