



103 Jacksons Drive, Cheshunt, Waltham Cross, EN7 6HW

£269,500



## 103 Jacksons Drive, Waltham Cross, EN7 6HW

**\*\*CHAIN FREE\*\*** Situated in 'West Cheshunt' is this one bedroom house on Jacksons Drive. Comprising of one double bedroom with fitted wardrobe, modern Bathroom and brand new Kitchen. The home also has it's own allocated parking space and plenty of on-street parking. Also walking distance to 'Fairfield's Primary School'

Would be ideal for a First Time Buyer or Investor. Do not miss out on this fantastic opportunity! Call Now!



### **Entrance Hall**

Storage cupboard and door leading to Open Plan Living Area.

### **Open Plan Living Area**

17" x 11"(narrowing to 4'10") (5.18m x 3.35m(narrowing to 1.47m))

Double glazed window to side aspect, stairs to First Floor Landing and open aspect to Kitchen area.

### **Kitchen**

Eye and base level units with worksurfaces and breakfast bar, fitted oven with electric hobs, stainless steel sink with mixer tap and drainer. Integrated fridge/freezer and dishwasher. Space for washing machine. Double glazed window to front aspect.

### **First Floor Landing**

Double glazed window to front aspect and doors leading to Bathroom and Bedroom One.

### **Bedroom One**

11"(into fitted wardrobe) x 10" (3.35m(into fitted wardrobe) x 3.05m)

Double bedroom with fitted wardrobe and double glazed window to side aspect.

### **Bathroom**

Panel enclosed bath with shower over, concealed WC with vanity hand basin and mixer tap. Vanity mirror and frosted double glazed window to front aspect.

### **Garden**

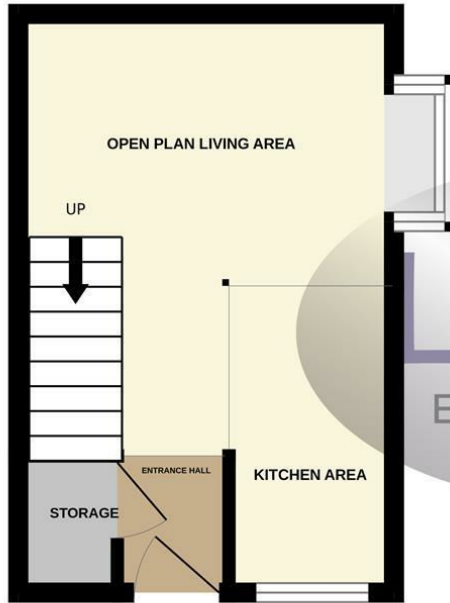
Artificial lawn leading to patio area.

### **CHESHUNT ESTATE AGENT**

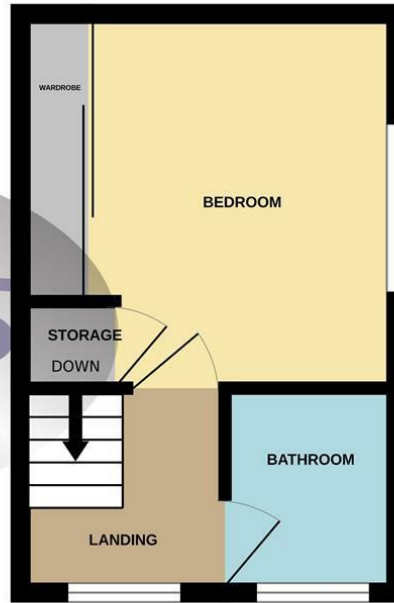




GROUND FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR  
187 sq.ft. (17.4 sq.m.) approx.



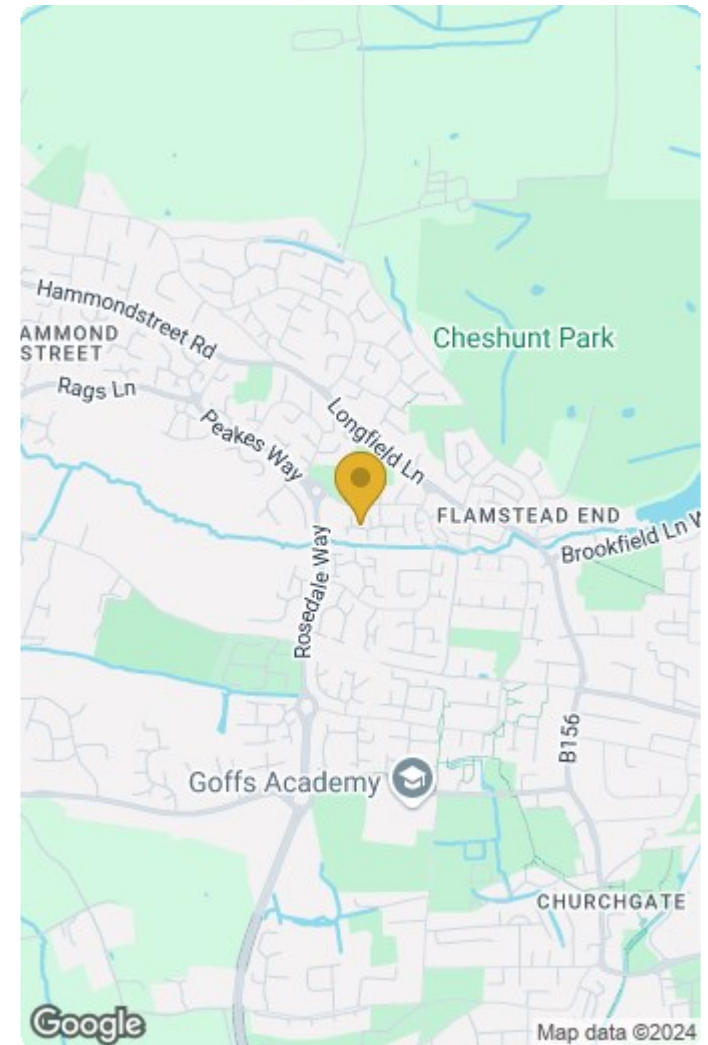
**Lanes**  
ESTATE AGENTS

TOTAL FLOOR AREA : 380 sq.ft. (35.3 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.  
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**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.



**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |