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**24. Friends Avenue, Cheshunt, EN8 8LX**

**£255,000**

A TWO bedroom second floor purpose built flat which conveniently located between Theobalds and Cheshunt Rail Station. The property benefits from an ENTRY PHONE SYSTEM, allocated parking, fitted kitchen, bathroom and LOFT ACCESS.



**Door To:**

**Hallway**

Entry phone system, loft access, coving, electric heater and airing cupboard.

**Lounge/Diner**

16' 1" x 10' (4.90m x 3.05m) Window, coving, electric heater and opening to:

**Kitchen**

7' 3" x 6' 7" (2.21m x 2.01m) Eye and base level units, space for washing machine, integrated fridge/freezer, sink with mixer tap, fitted oven, hob and extractor.

**Bedroom One**

15' 7" x 7' (4.75m x 2.13m) Juliet balcony, coving and electric heater.

**Bedroom Two**

8' 10" x 7' (2.69m x 2.13m) Window, electric heater and coving.

**Bathroom**

Vanity wash hand basin, low level wc, panelled bath and shower over, tiled walls and coving.

**Exterior**

Allocated parking for two cars.

**Reference**

CH5478/PL/PL/PL/3952975/12102015

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

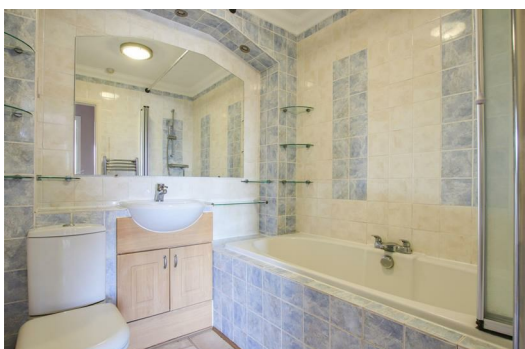
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



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 is given as to their operation or efficiency. Made with Metropix 10024

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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