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**18 Mcgredy, Cheshunt, EN7 6JZ**

**£385,000**

Lanes are please the present this three bedroom terraced property situated in West Cheshunt. The property benefits from double glazing, gas central heating, first floor bathroom, front and rear gardens and much much more!

Call now to view!



Door To:

Hallway

Lounge

13'7 x 12'2 (4.14m x 3.71m)

Kitche/Diner

19'4 x 6'9 (5.89m x 2.06m)

First Floor Landing

Bedroom One

13'0 x 10'5 into fitted wardrobe (3.96m x 3.18m into fitted wardrobe)

Bedroom Two

10'0 x 8'7 (3.05m x 2.62m)

Bedroom Three

13'0 x 7'0 to longest point (3.96m x 2.13m to longest point)

Bathroom

Front Garden

Rear Garden

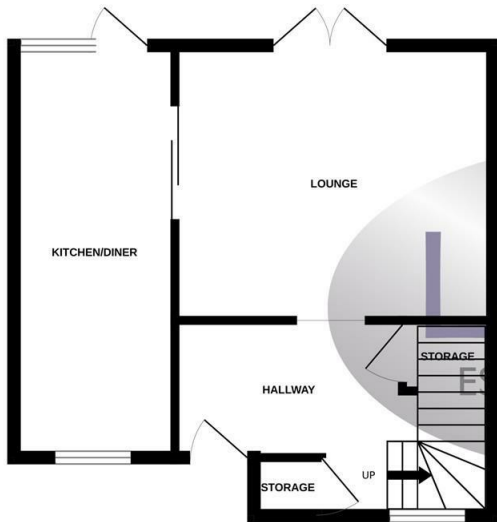
Reference

CH6453/PL/PL/PL/29042024 - Cheshunt Estate Agents

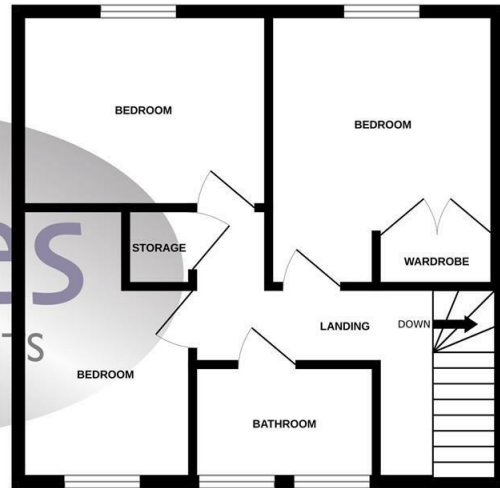
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR



1ST FLOOR



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 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.

