

Lanes

ESTATE AGENTS

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38 Brookfield Gardens, Cheshunt, EN8 0QA

£450,000

Lanes are pleased to present this three bedroom mid terrace property which benefits from double glazing, gas central heating, first floor bathroom and off street parking. Offered chain free.



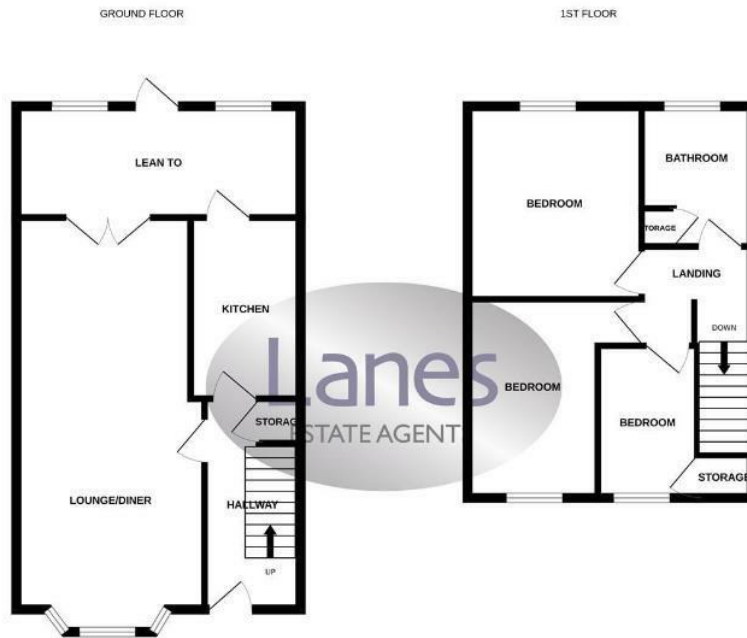
- Door To**
- Hallway**
- Lounge**
7.01m x 3.38m (23'0 x 11'1)
- Kitchen**
3.25m x 1.98m (10'8 x 6'6)
- Lean to**
5.11m x 2.01m (16'9 x 6'7)
- Bedroom**
3.48m x 3.33m (11'5 x 10'11)
- Bedroom**
3.45m x 2.44m (11'4 x 8'0)
- Bedroom**
2.39m x 2.03m (7'10 x 6'8)
- Bathroom**

- Front**
Off street parking
- Rear**
Laid lawn and garage

Reference
CH6510/PL/PL/PL - Cheshunt Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		71	
(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			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any errors, 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. Please see Website C1002.

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.

