



Aldermere Avenue, Cheshunt, Waltham Cross, EN8
£475,000 Freehold

Anthony Webb
ESTATE AGENTS

Aldermere Avenue, Cheshunt, Waltham Cross, EN8

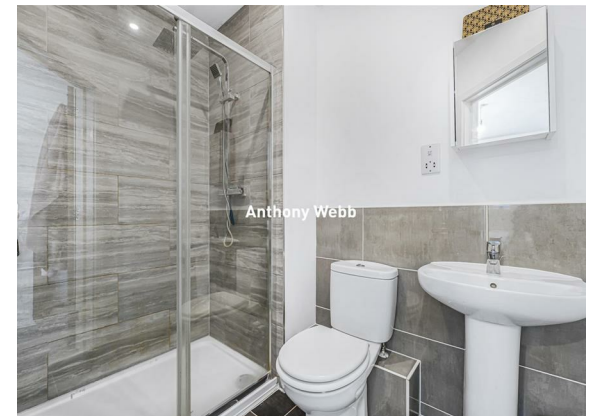
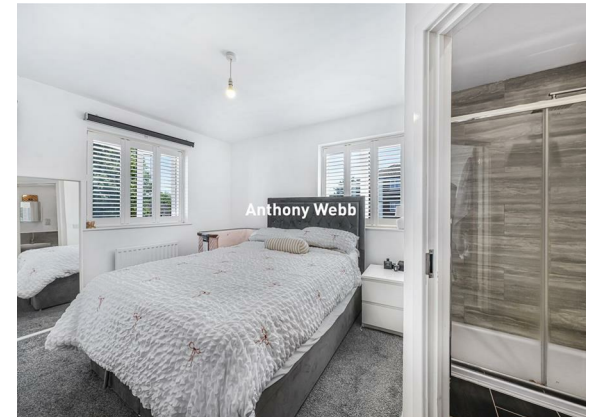
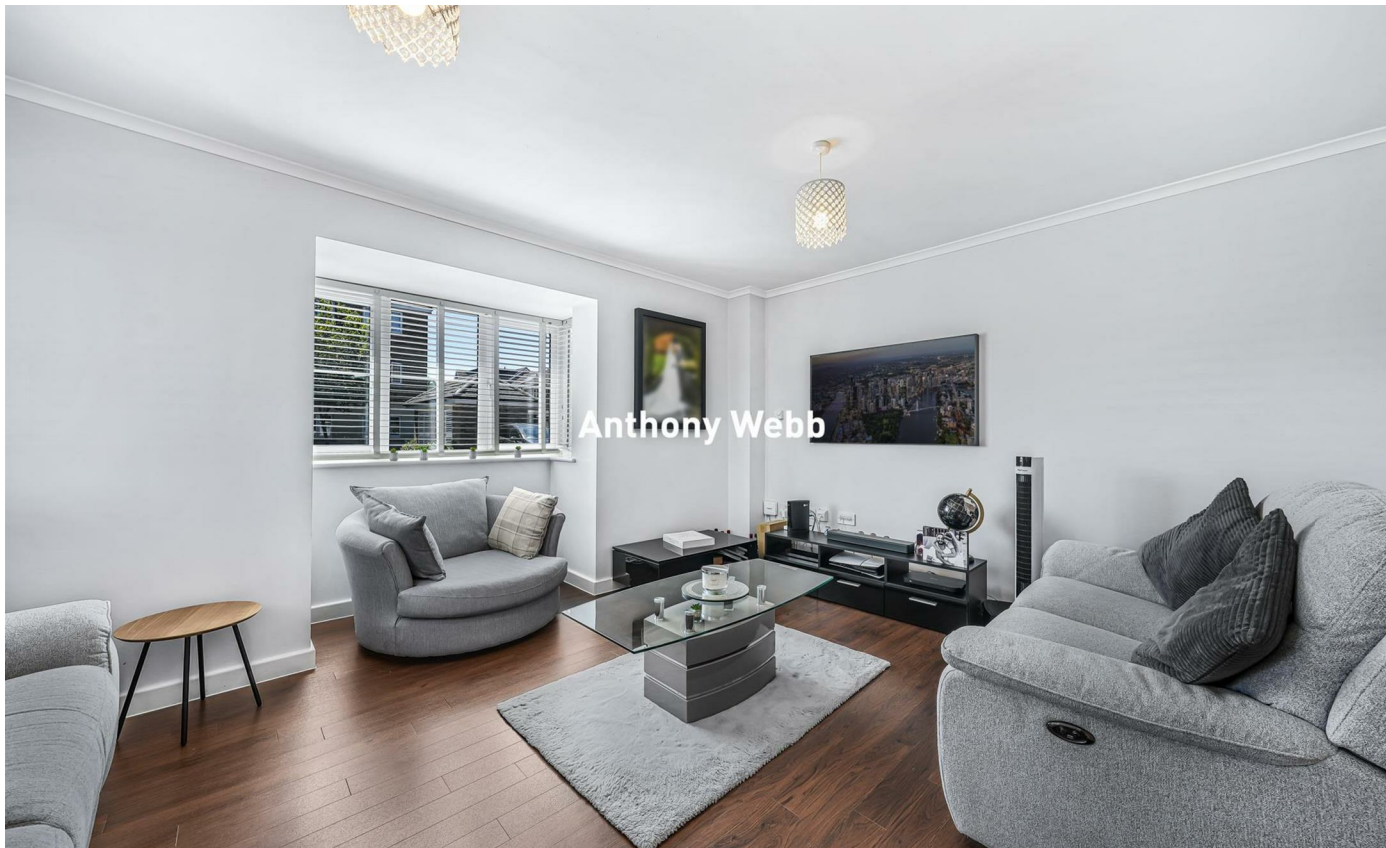
A beautifully presented three bedroom end of terrace house, situated on the highly sought after Aldermere Avenue development in West Cheshunt. Offering approximately 906 sq ft of bright and airy living space.

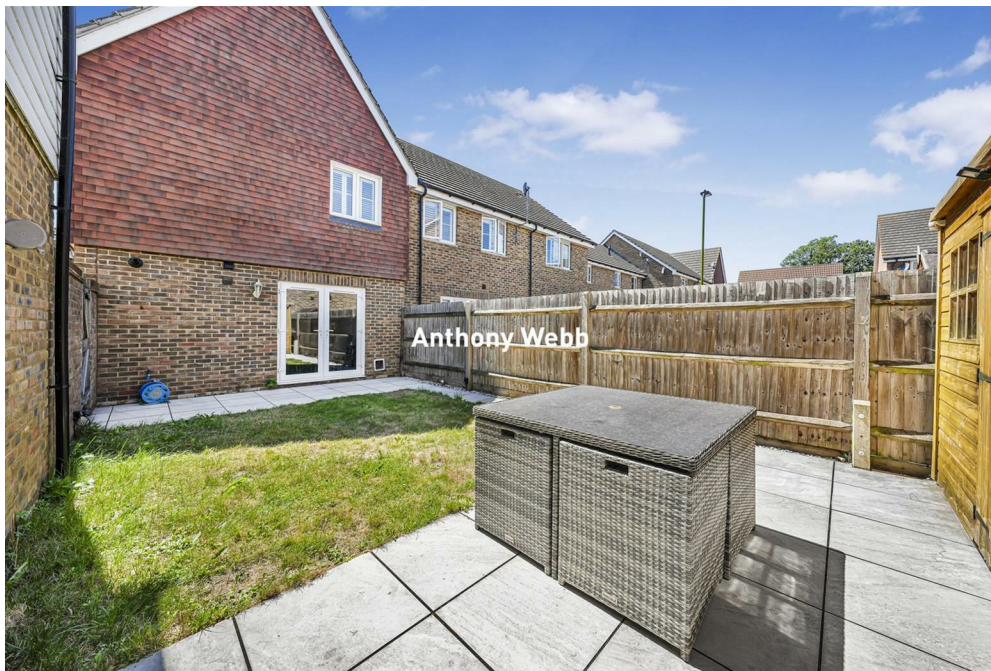
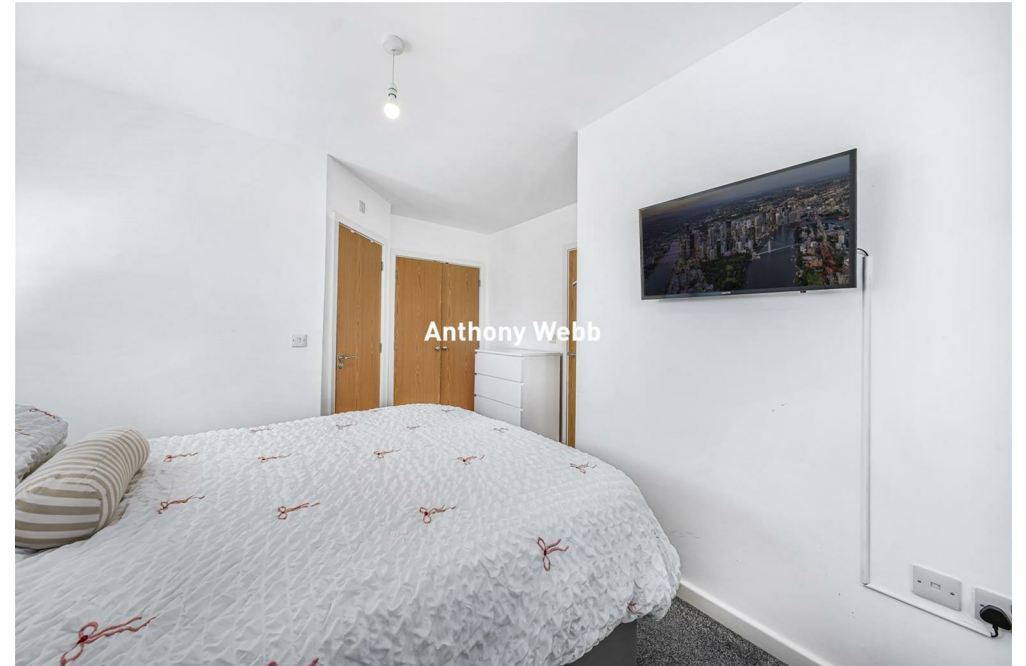
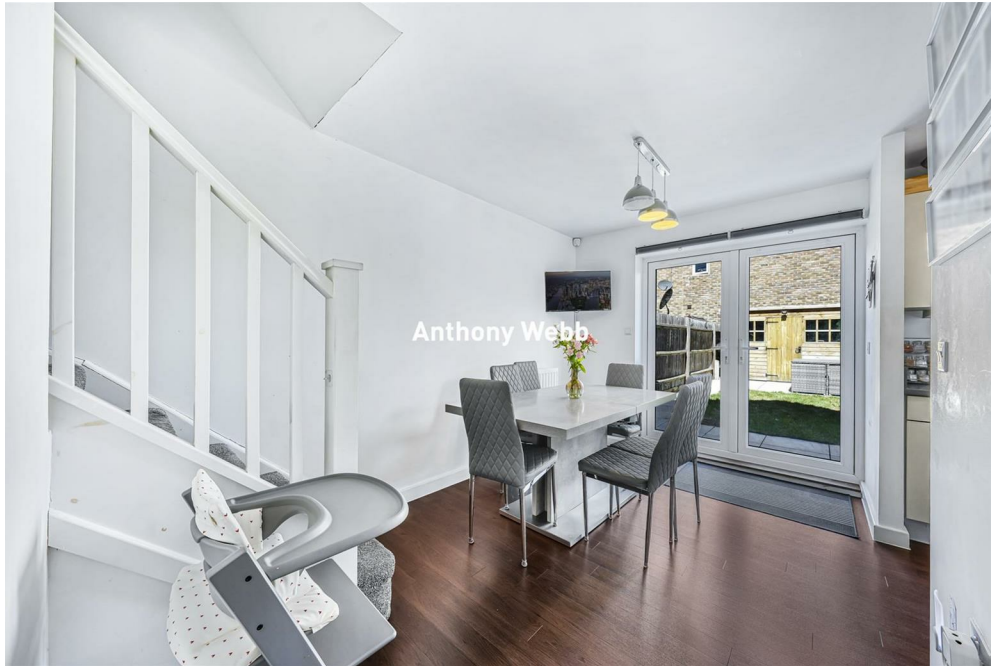
Aldermere Avenue is perfectly positioned within easy reach of Brookfield Retail Park, local bus routes, the A10, and a wide range of everyday amenities.

The property benefits from a modern interior throughout. The ground floor offers a spacious reception room, a bright and contemporary kitchen/dining area with doors opening onto the rear garden, and a convenient ground floor WC. The first floor offers a double bedroom with an en-suite shower room, a second double bedroom, a single bedroom, a useful store room, and a modern family bathroom.

Broxbourne Council Tax Band E
Service Charge - £400 p.a

- Three bedrooms
- Open plan kitchen/dining room
- Modern family bathroom
- Ground floor WC
- Store room
- Private rear garden
- Allocated off street parking



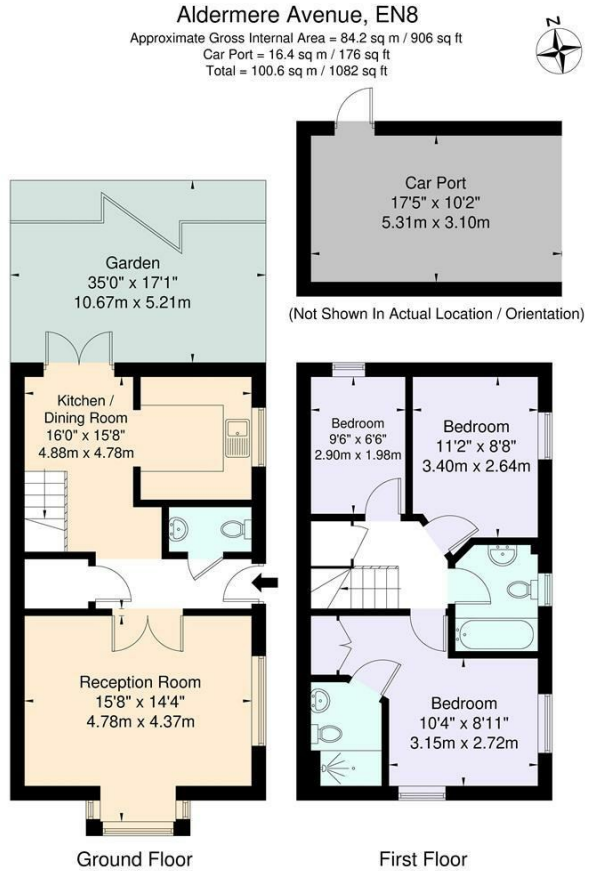


Aldermere Avenue
Cheshunt
Waltham Cross
EN8 OFF

Tenure: Freehold
Gross Internal Area: 906.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) 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		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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