

# Andrew Stevens

Estate & Letting Agents



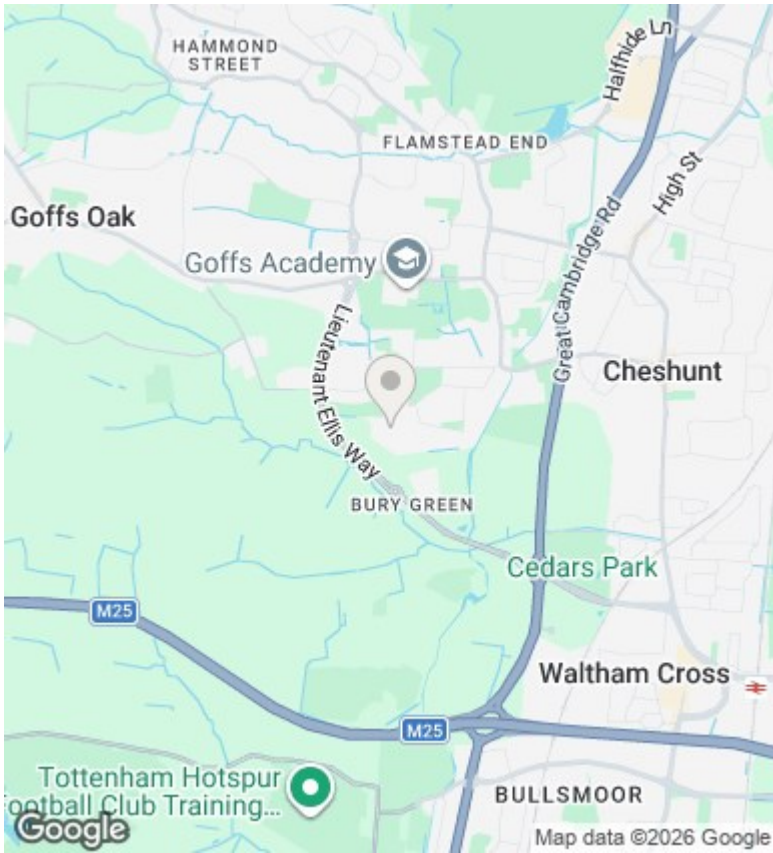
## 7 Warrenfield Close, Cheshunt, Waltham Cross, EN7 5AR

£199,995

- Double Glazed Throughout
- Fully Fitted Kitchen
- Catchment Area For Goffs Academy Secondary School
- Laminate Flooring
- Fully Fitted Bathroom
- Gas Central Heating
- Ground Floor

62-64 Bounces Road, Edmonton, N9 8JS  
020 8363 8888

[info@andrew-stevens.co.uk](mailto:info@andrew-stevens.co.uk)  
[www.andrew-stevens.co.uk](http://www.andrew-stevens.co.uk)



**Directions**

**Viewings**

Viewings by arrangement only. Call 020 8363 8888 to make an appointment.

**Council Tax Band**

B

**EPC Rating:**

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	