



64 Cadmore Lane, Cheshunt, Waltham Cross, EN8 9LA

£285,000



Lanes

ESTATE AGENTS

## 64 Cadmore Lane, Waltham Cross, EN8 9LA

A two double bedroom first floor maisonette offered chain free. The property benefits from your own rear garden, own entrance, double glazing, gas central heating and fitted kitchen. Call now to view!



**Door to**

**Hallway**

**Lounge** 11'11 x 12'5 (3.63m x 3.78m)

**Kitchen** 8'8 x 9'6 (2.64m x 2.90m)

**Bedroom** 12'1 x 9'0 (3.68m x 2.74m)

**Bedroom** 12'0 x 11'0 (3.66m x 3.35m)

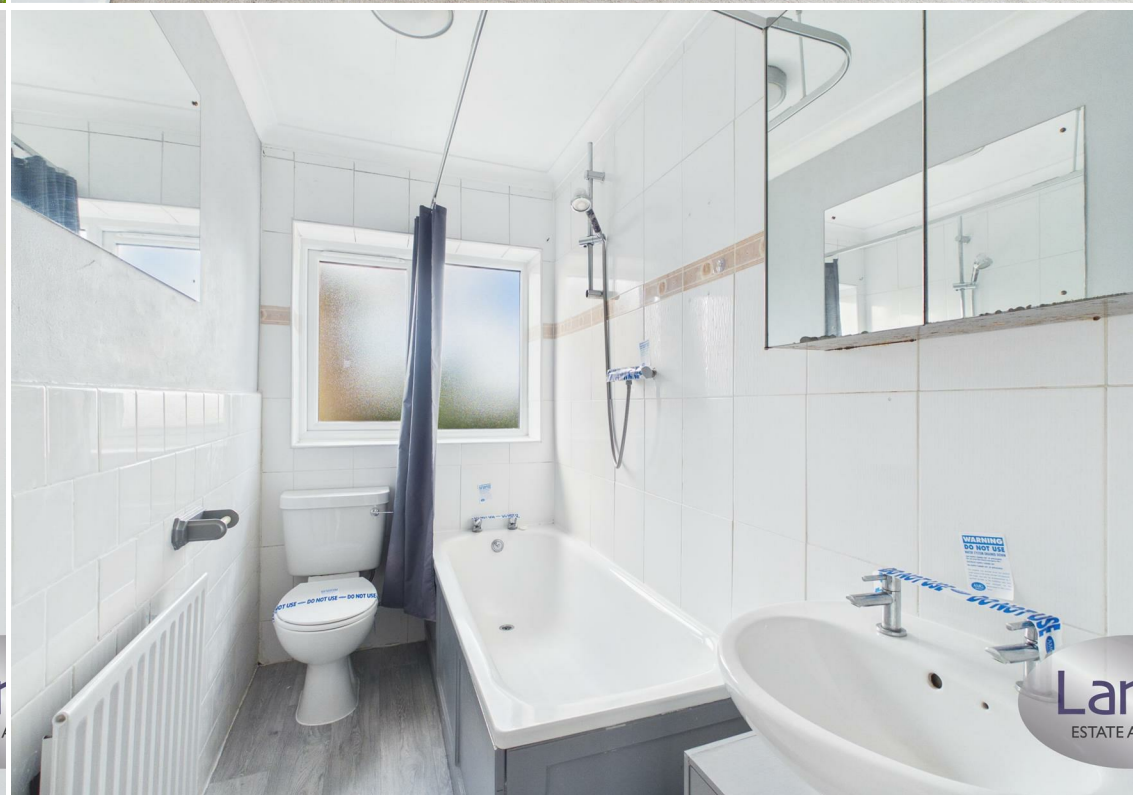
**Bathroom**

**Rear Garden**

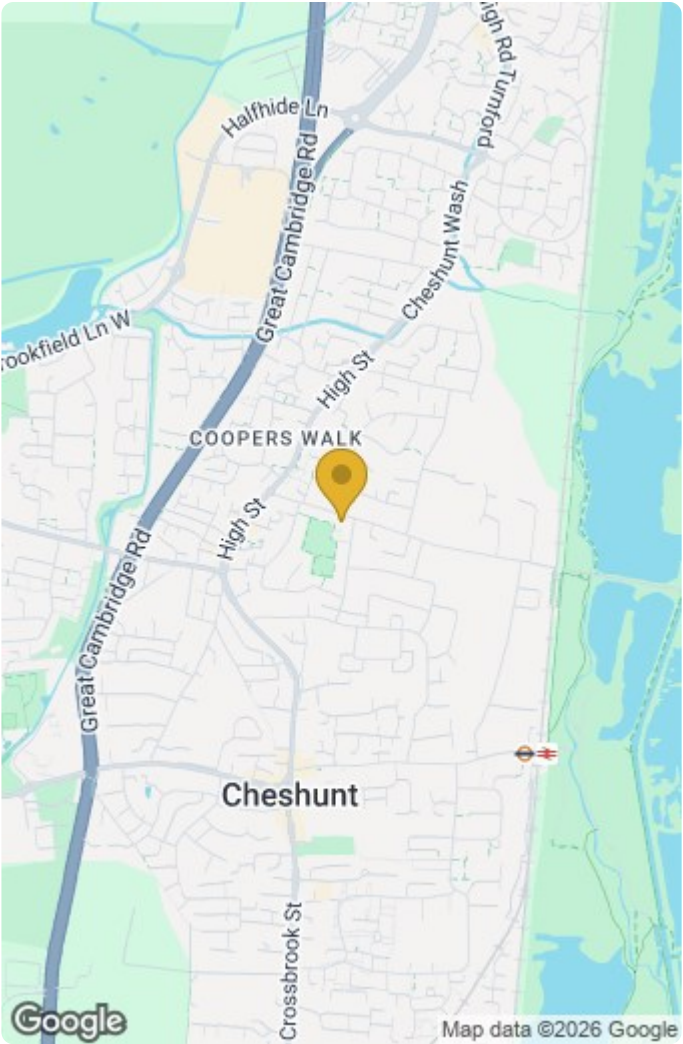
In need of modernisation

**Reference**

CH6656/PL/20042026 - Cheshunt Estate Agent







**Energy Efficiency Rating**

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

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

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

