

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**5 Brampton Close, Cheshunt, Waltham Cross, EN7 6HZ**

**£450,000**

JONATHAN HUNT are pleased to offer this well presented THREE BEDROOM HOME featuring spacious open plan living accommodation and well kept gardens to the rear. Further benefits include gas central heating, double glazed windows and a driveway for FOUR CARS.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 5 Brampton Close, Cheshunt, Waltham Cross, EN7 6HZ

**ENTRANCE HALLWAY**



**LIVING AREA**



**KITCHEN 13'5" x 7'1" (4.1 x 2.16)**



**DINING ROOM**

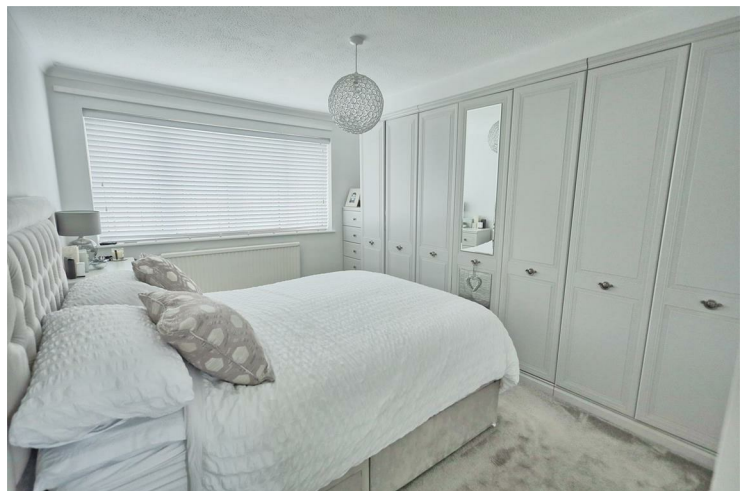


**LIVING ROOM 22'3" x 20'8" max (6.8 x 6.31 max)**



**FIRST FLOOR**

**BEDROOM ONE 12'5" x 10'5" (3.8 x 3.2)**





## 5 Brampton Close, Cheshunt, Waltham Cross, EN7 6HZ

**BEDROOM TWO 10'4" x 9'10" (3.15 x 3)**



**REAR GARDEN**



**BEDROOM THREE 10'9" x 7'8" (3.3 x 2.35)**



**EXTERIOR**



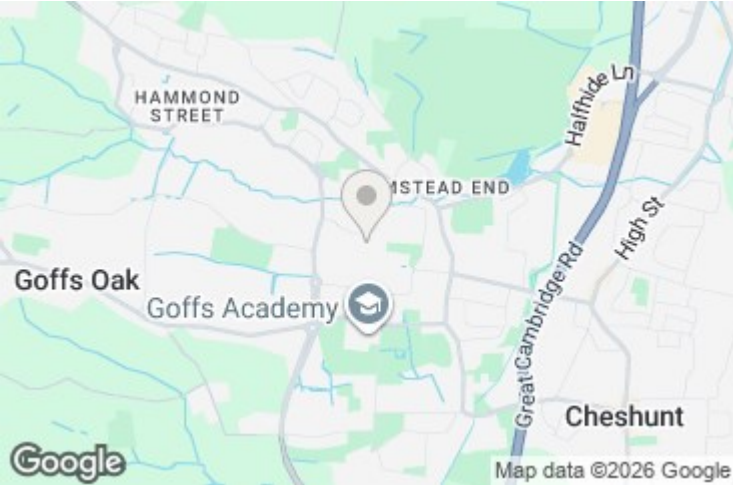
**BATHROOM**



**DRIVEWAY**



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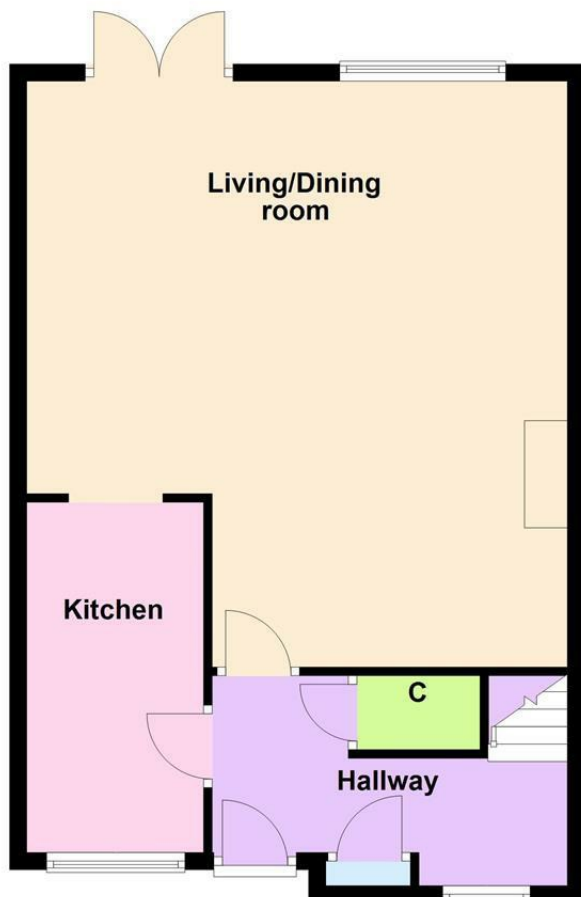


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

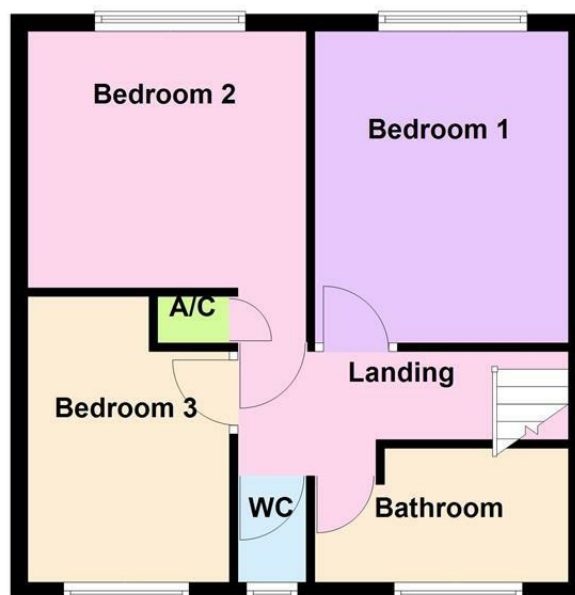
### Ground Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.5 sq. feet)



Total area: approx. 98.4 sq. metres (1059.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.