

# Jonathan Hunt

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**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.

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**

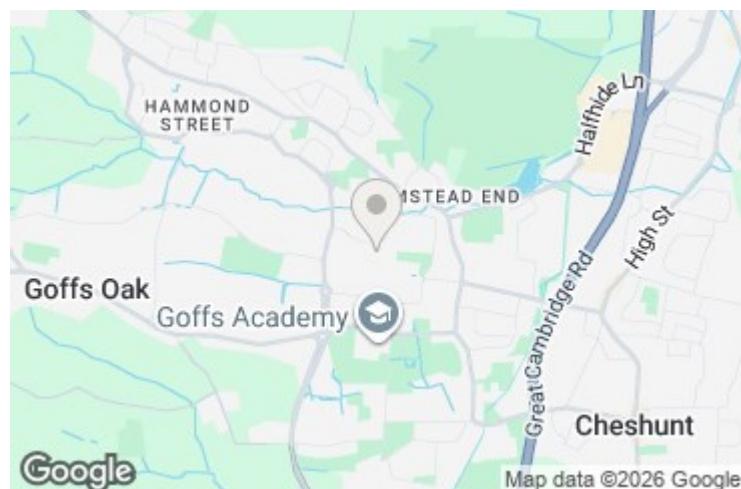


**BATHROOM**



**DRIVEWAY**



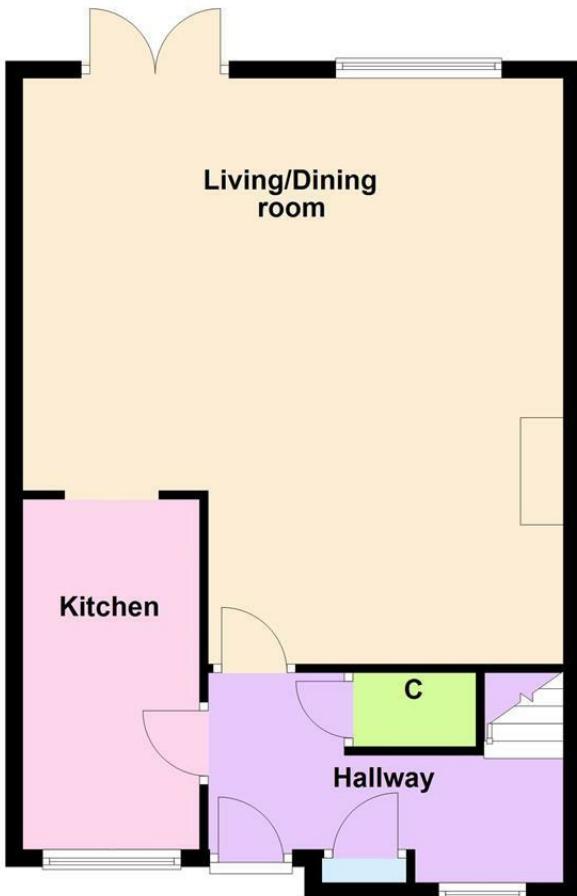


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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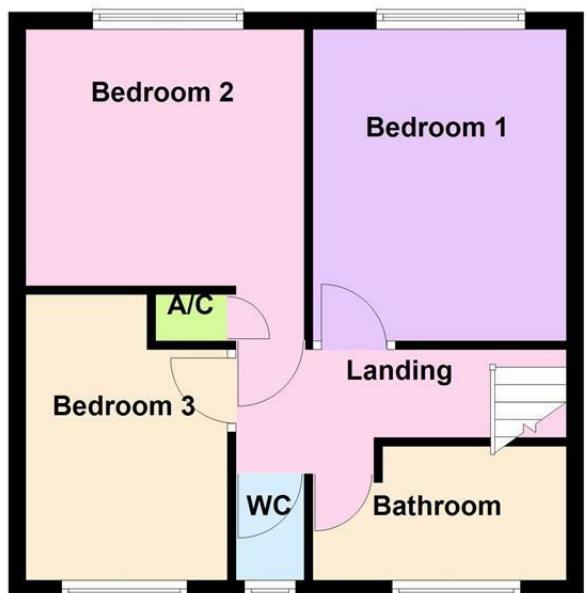
## Ground Floor

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.