

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

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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)



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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)



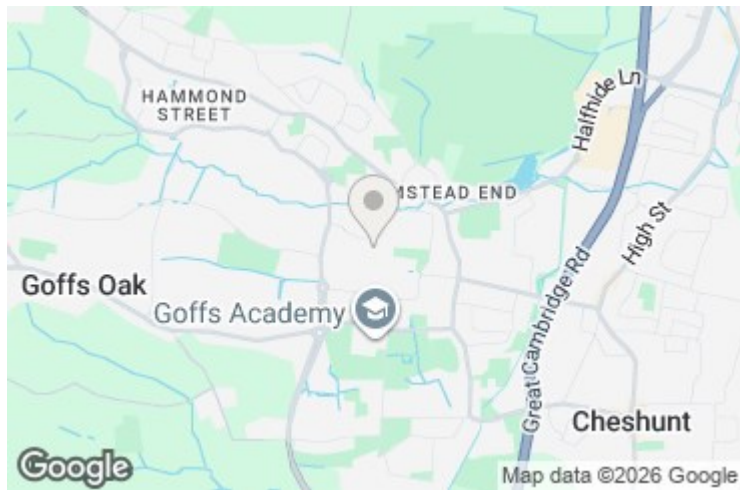
EXTERIOR




BATHROOM




DRIVEWAY



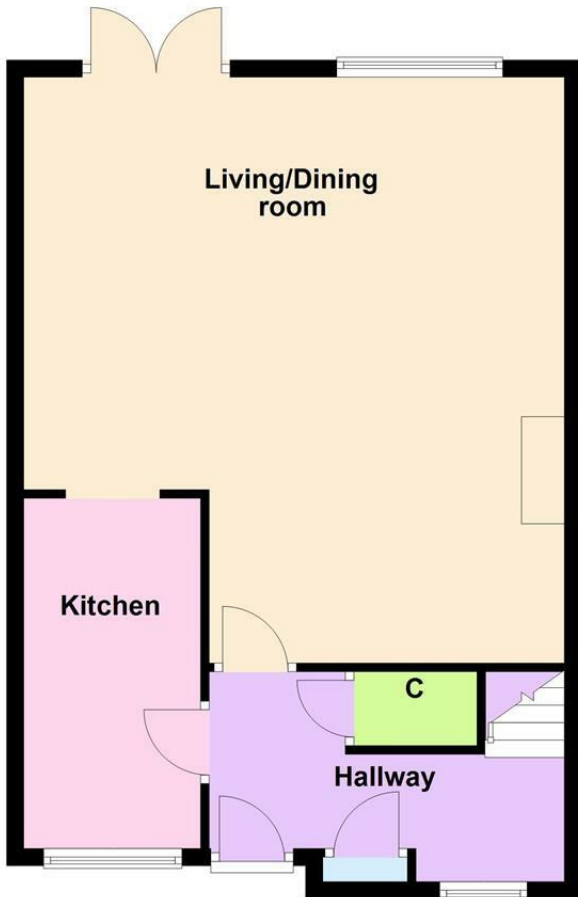
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| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38)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

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

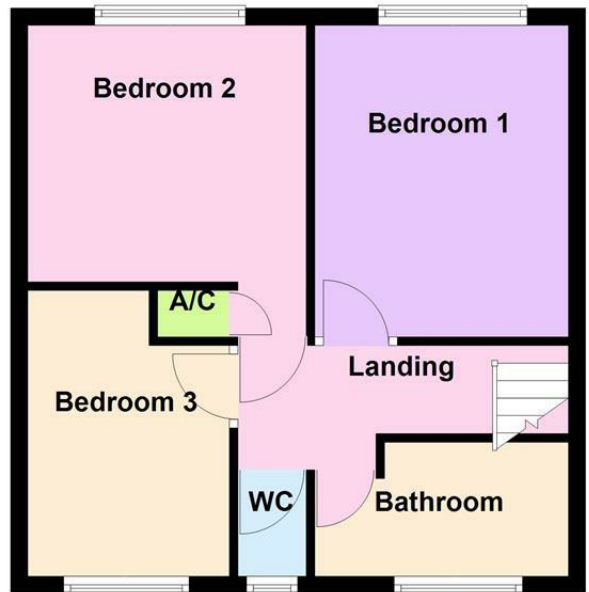
Ground Floor

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.