



Aldermere Avenue, Cheshunt, Waltham Cross, EN8
£475,000 Freehold

Anthony Webb
ESTATE AGENTS

Aldermere Avenue, Cheshunt, Waltham Cross, EN8

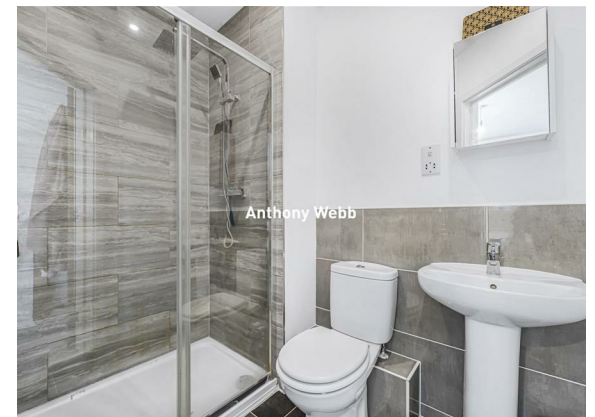
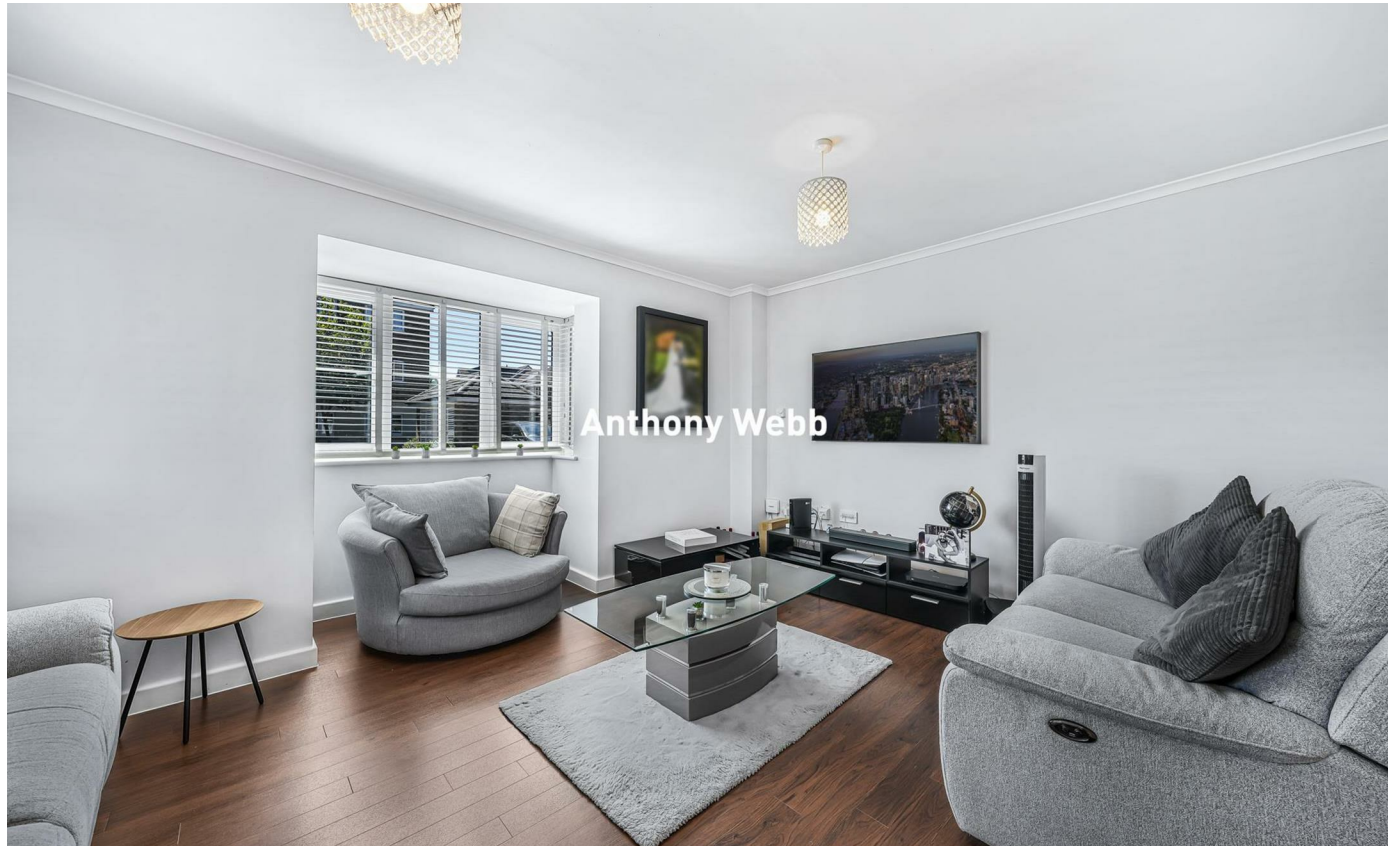
A beautifully presented three bedroom end of terrace house, situated on the highly sought after Aldermere Avenue development in West Cheshunt. Offering approximately 906 sq ft of bright and airy living space.

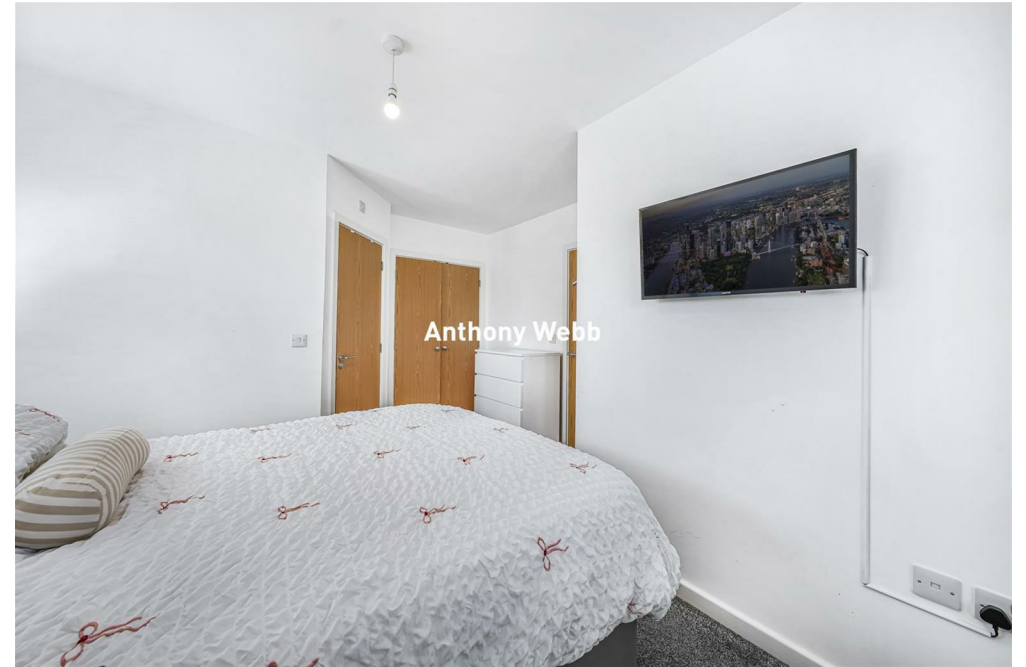
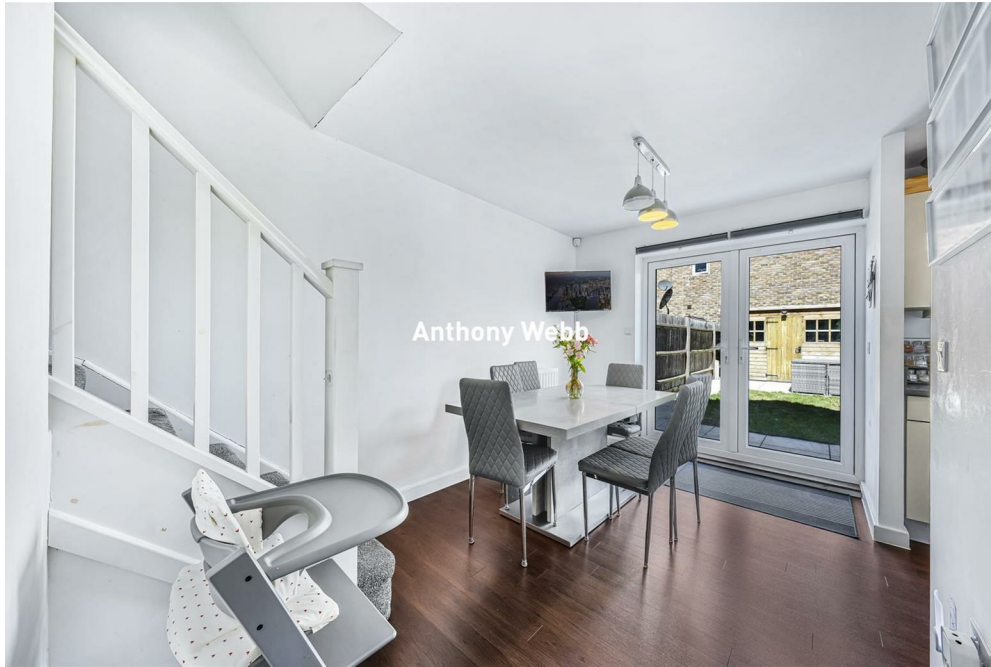
Aldermere Avenue is perfectly positioned within easy reach of Brookfield Retail Park, local bus routes, the A10, and a wide range of everyday amenities.

The property benefits from a modern interior throughout. The ground floor offers a spacious reception room, a bright and contemporary kitchen/dining area with doors opening onto the rear garden, and a convenient ground floor WC. The first floor offers a double bedroom with an en-suite shower room, a second double bedroom, a single bedroom, a useful store room, and a modern family bathroom.

Broxbourne Council Tax Band E
Service Charge - £400 p.a

- Three bedrooms
- Open plan kitchen/dining room
- Modern family bathroom
- Ground floor WC
- Store room
- Private rear garden
- Allocated off street parking





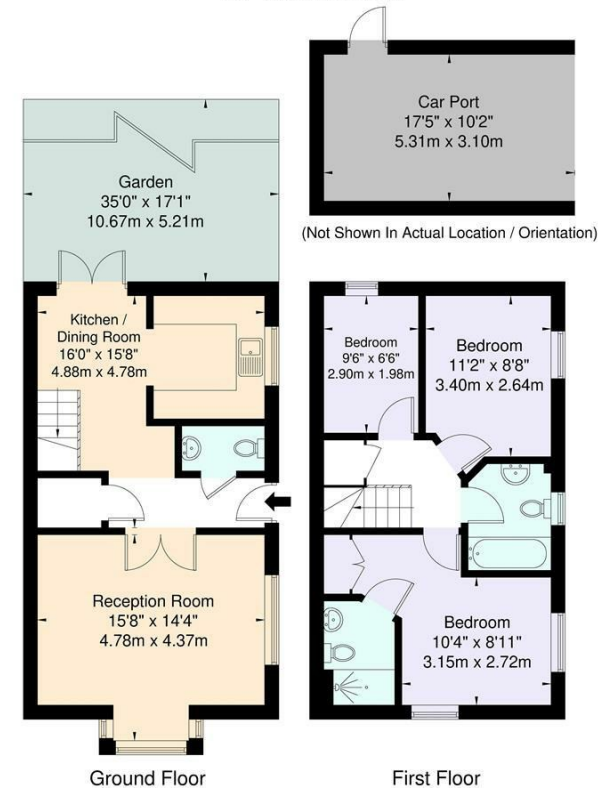
Aldermere Avenue Cheshunt Waltham Cross EN8 OFF

Tenure: Freehold
Gross Internal Area: 906.00 sq ft



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		79	84
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			

Aldermere Avenue, EN8
Approximate Gross Internal Area = 84.2 sq m / 906 sq ft
Car Port = 16.4 sq m / 176 sq ft
Total = 100.6 sq m / 1082 sq ft



For Illustration Purposes Only - Not To Scale

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