

# 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



**9 Martins Drive, Cheshunt, Waltham Cross, EN8 0RW**

**£570,000**

JONATHAN HUNT are pleased to offer this beautifully presented three bedroom semi detached home. The property features Living room, Kitchen/Dining room, Conservatory and ground floor Cloakroom. External benefits include a large garage measuring 6.6 x 3.6 metres, low maintenance gardens and a driveway to the front for three cars. **VENDOR SUITED**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**ENTRANCE**



**LIVING ROOM 12'9" x 11'9" (3.9 x 3.6)**



**CLOAKROOM**



**DINING ROOM**



**HALLWAY**



**KITCHEN/DINING 19'0" x 11'3" (5.8 x 3.44)**



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**CONSERVATORY 18'4" x 6'6" (5.6 x 2)**



**BEDROOM TWO 9'10" x 8'10" (3 x 2.7)**



**FIRST FLOOR**



**BEDROOM THREE 8'10" x 8'2" (2.7 x 2.5)**



**BEDROOM ONE 11'9" x 9'10" (3.6 x 3)**



**SHOWER ROOM**



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SEPERATE W/C



EXTERIOR



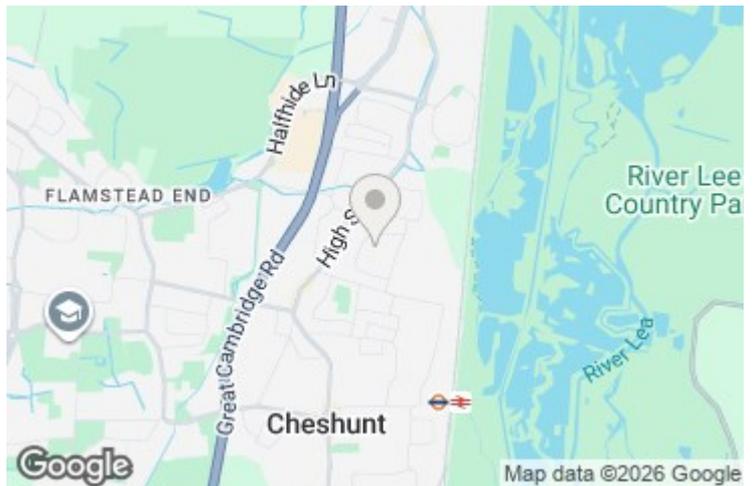
OUTSIDE



GARAGE 21'7" x 11'9" (6.6 x 3.6)



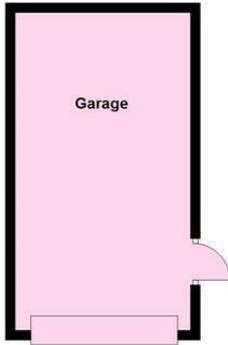
REAR GARDEN



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	
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) <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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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**Ground Floor**  
Approx. 81.4 sq. metres (876.1 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 122.7 sq. metres (1320.6 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.