



**ABSOLUTE  
PROPERTY**

**8 Hollybush Way  
Waltham Cross, EN7 6ER  
Price Guide £245,000**



**ABSOLUTE  
PROPERTY**



RECENTLY BACK ON THE MARKET. Absolute Property are delighted to offer this two bedroom first floor maisonette. The current owners have lovingly cared for and transformed this property into a stunning, individual home. Each and every room has been decorated and well appointed with style and quality. Located in West Cheshunt within easy reach of shops, bus routes, schools and the A10. Benefits include a long lease, own front door, modern kitchen, gas central heating, allocated parking and comes with the added advantage of being offered chain free. Viewing is highly recommended to avoid disappointment.

Hollybush Way is conveniently located within Easy Reach of Shops, Bus Routes, Schools, the A10 & Amenities.



**ENTRANCE:**

Front door opening to stairs leading to first floor landing.

**FIRST FLOOR LANDING:**

Doors to lounge, bedroom one, bedroom two, bathroom, radiator, loft access, coving to ceiling.

**LOUNGE:**

Coving to ceiling, wood laminate flooring, radiator, tv socket, open door way to kitchen.

**KITCHEN:**

Range of eye and base level units, built in oven, hob and extractor, integrated washing machine, dishwasher and fridge freezer, one and quarter bowl stainless steel sink drainer unit with mixer taps, window to rear aspect.

**BEDROOM ONE:**

Coving to ceiling, wood laminate flooring, built in storage cupboard, radiator, window to front aspect.

**BEDROOM TWO:**

Coving to ceiling, wood laminate flooring, radiator, window to rear aspect.

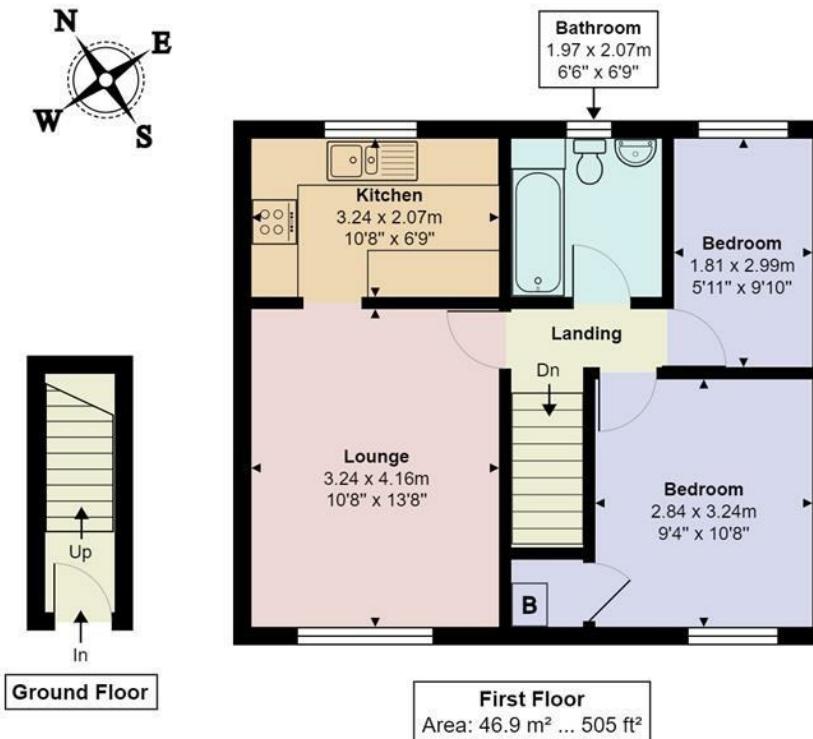
**BATHROOM:**

Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with electric shower unit, heated towel rail, extractor fan, tiled walls, tiled flooring, frosted window to rear aspect.





ABSOLUTE  
PROPERTY



## Hollybush Way, Cheshunt, EN7 6ER

Total Area: 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[92 plus] A			
[81-91] B		75	76
[70-80] C			
[55-69] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC		76	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
[92 plus] A			
[81-91] B		76	76
[70-80] C			
[55-69] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		76	76
EU Directive 2002/91/EC			