



Estate Agents • Lettings • Land & New Homes



84 Davison Drive, Cheshunt, Waltham Cross, EN8 0SX

**£325,000**

Lanes are pleased to offer this well presented two bedroom ground floor maisonette with its own rear garden. The property is situated just off the high street in Cheshunt and is within easy reach of bus routes, schools and shops. The property also benefits from double glazing, gas central heating, garage en-bloc, rear garden and much more



### Porch

### Lounge

15'9 x 13'9 narrowing to 10'5 (4.80m x 4.19m narrowing to 3.18m)

### Kitchen

12'5 x 8'6 (3.78m x 2.59m)

### Hallway

### Bedroom One

15'3 x 9'5 (4.65m x 2.87m)

### Bedroom Two

13'1 x 5'8 (3.99m x 1.73m)

### Bathroom

### Rear Garden

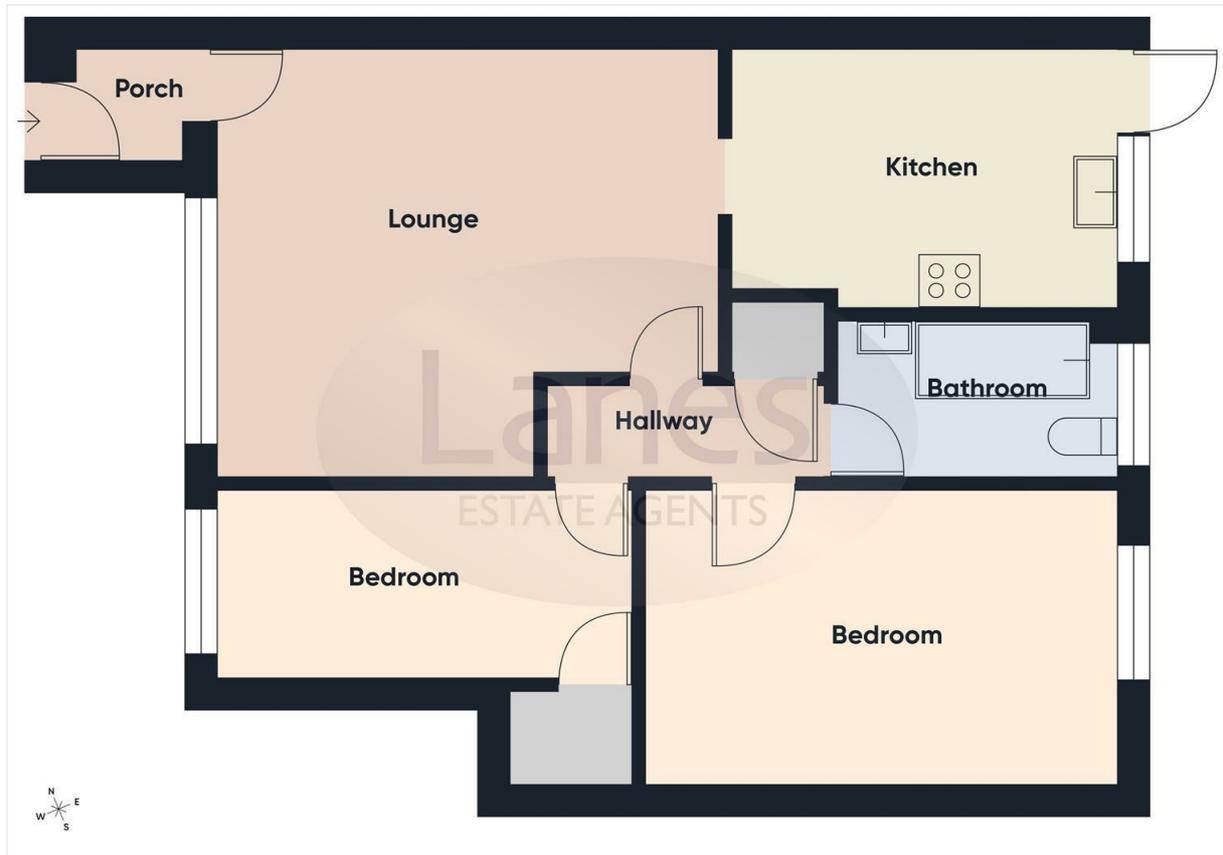
Decking area, laid lawn and bar.

### Reference

CH6634/PL/24022025 - Cheshunt Estate Agents

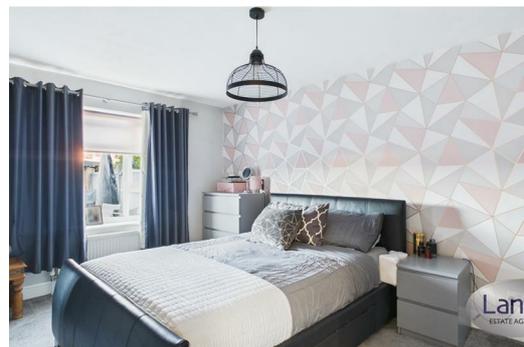
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

