



22 Forest Road, Cheshunt, EN8 9DB

£425,000

A beautifully presented three bedroom END OF TERRACE Victorian property with a DOWNSTAIRS BATHROOM, front and rear gardens, gas central heating, double glazing plus more. This property is within walking distance to CHESHUNT RAIL STATION and local amenities. Viewing is highly recommended.



Front Garden

Entrance Hallway

Lounge/Diner

23'5" x 12'2" (narrowing to 11'7") (7.14m x 3.71m (narrowing to 3.53m))

Kitchen

14'7" x 7'1" (4.45m x 2.16m)

Bathroom

First Floor Landing

Bedroom One

12'2" x 12'1" (3.71m x 3.68m)

Bedroom Two

10'11" x 8'6" (3.33m x 2.59m)

Bedroom Three

7'10" x 6'2" (2.39m x 1.88m)

Rear Garden



Reference

CH6598 LANES CHERSHIRE 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	62	
(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	

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.

