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## 42 Springwood, Cheshunt, EN7 6AZ

**£676,000**

Situated in 'West Cheshunt' is this four bedroom detached home on 'Springwood'. The property benefits from Driveway, spacious Lounge/Dining Area, Downstairs Shower Room/WC, fantastic Summer House in the Rear Garden and much more!

The Garage has been part converted. The front part is being used as storage and the rear is now being used as an extension to the Kitchen giving you an ideal snug or 'family area'.

'West Cheshunt' offers a good range of schools and is close by to 'Brookfield Retail Park' which has an array of shops, cafes and eateries making this an ideal family home.

Call now to avoid disappointment.



Driveway

Entrance Hall

Downstairs Shower Room/WC

Lounge

Dining Area

Kitchen

Family Area

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Rear Garden

### Summer House

## REFERENCE LANES CHESHUNT ESTATE AGENT

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D	56		
(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 <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			

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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.

