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**83 Bushbarns, Cheshunt, Waltham Cross, EN7 6ED**

**£335,000**

A two bedroom mid terrace property in need of some updating. The property benefits from an allocated parking space, first floor bathroom, lounge/diner, gas central heating and double glazing. Offered chain free.





Door to

## Lounge/Diner

24'7 x 9'7 narrowing to 6'9 (7.49m x 2.92m narrowing to 2.06m)

## Kitchen

9'2 x 5'3 (2.79m x 1.60m)

## First Floor Landing

## Bedroom

10'4 x 8'11 (3.15m x 2.72m)

## Bedroom

10'10 x 7'3 (3.30m x 2.21m)

## Bathroom

## Front

## Rear

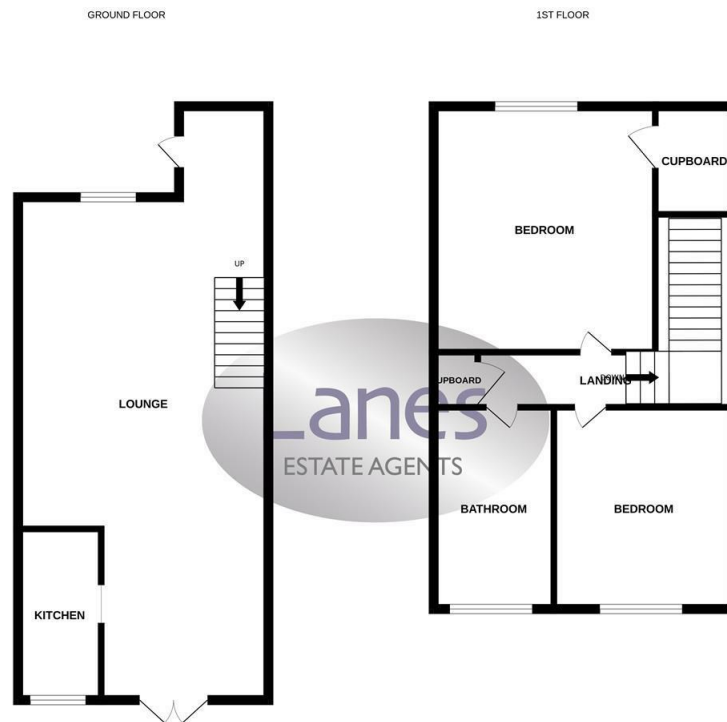
Shed and gate to allocated parking area.

## Reference

CH6470/ED/PL/PL/02092024 - Cheshunt Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

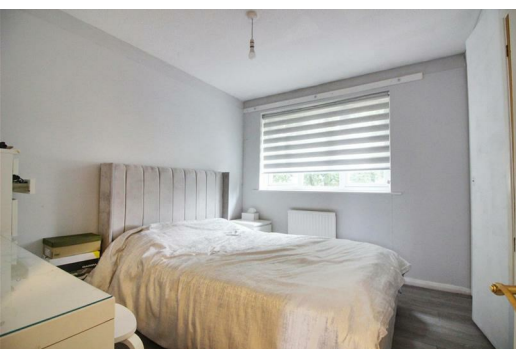
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their condition or efficiency at the time of writing.  
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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.



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