



£350,000

Davison Drive, Cheshunt

Keith Ian

KI



Davison Drive, Cheshunt, EN8 0SP

*Keith Ian are pleased to offer this 2 bedroom, terraced house for sale. This property benefits from gas central heating, full double glazing, potential of off street parking (stpp), a large open plan lounge/diner, and a low maintenance garden. Due to its location, this property is a short walk away from local amenities, and to Cheshunt Railway Station which is approximately 1 mile from the property. This property is also a short drive to the Brookfield Farm Shopping Centre and the A10 and M25 with great links into London. *** This property is offered CHAIN FREE****







Lounge/Diner

22'1 x 13'5

Kitchen

10'8 x 10'4

Bedroom 1

13'8 x 8'9

Bedroom 2

11'1 x 8'2

Shower Room

8'5 x 5'6

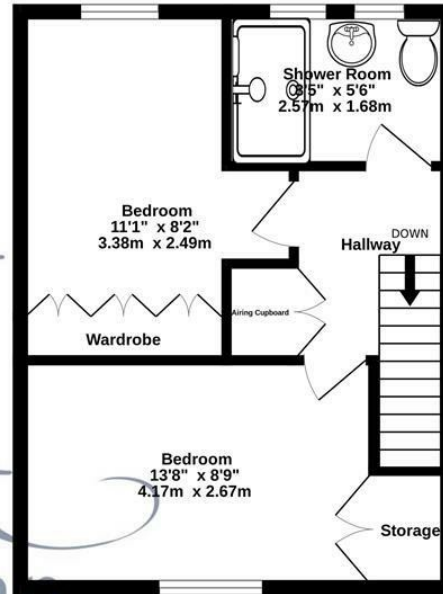
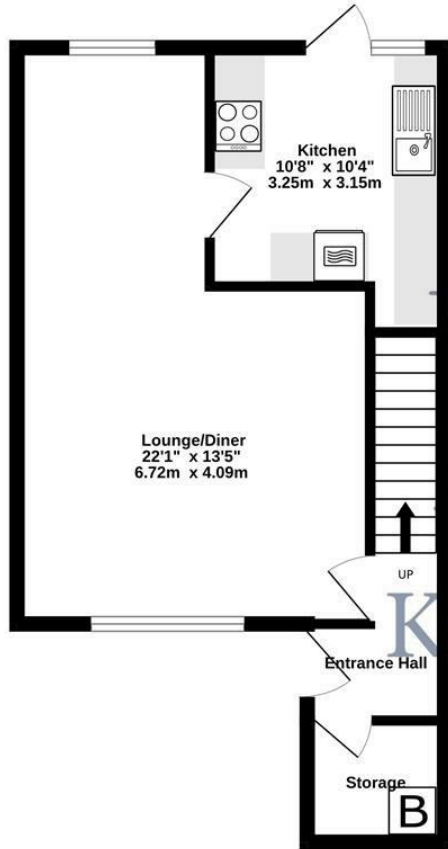
Enclosed rear Garden

What3Words

///mime.proof.cowboy

Ground Floor
405 sq.ft. (37.6 sq.m.) approx.

1st Floor
361 sq.ft. (33.6 sq.m.) approx.



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TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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