



£425,000

Montayne Road, Cheshunt





**Montayne Road, Cheshunt, EN8 8LS**

**\*\*\* CHAIN FREE \*\*\***

*Keith Ian are pleased to offer for sale this 3 bedroom family home located within easy walking distance to Cedars Park. The property offers double glazing, gas central heating, lounge/diner, a good size garden to the rear. The property is within walking distance to British Rail, local shops and schools. Further benefits include potential to extend and improve STPP with the possibility of parking.*

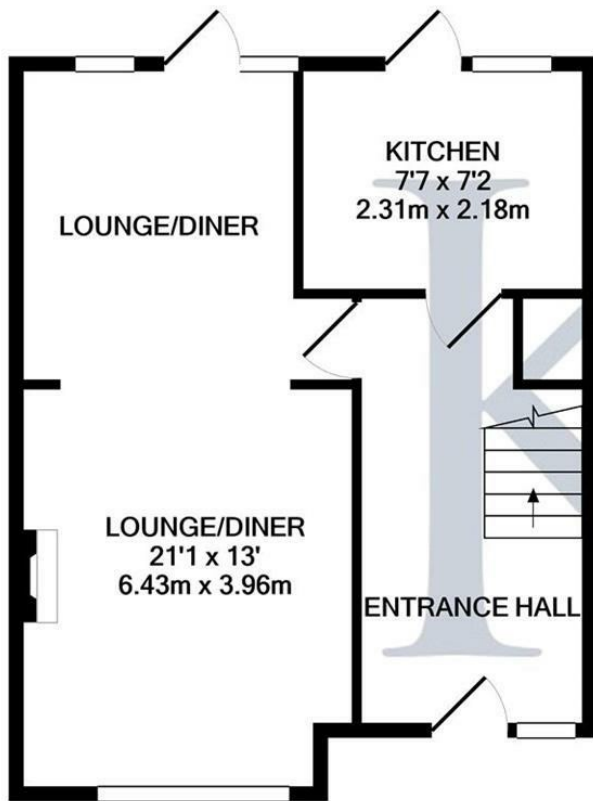
**\*\*\* EARLY VIEWING RECOMMENDED \*\*\***



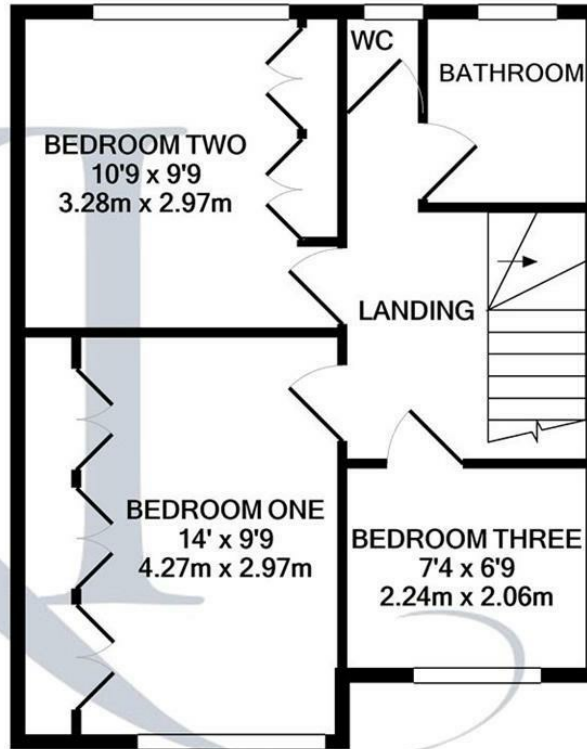
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GROUND FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)



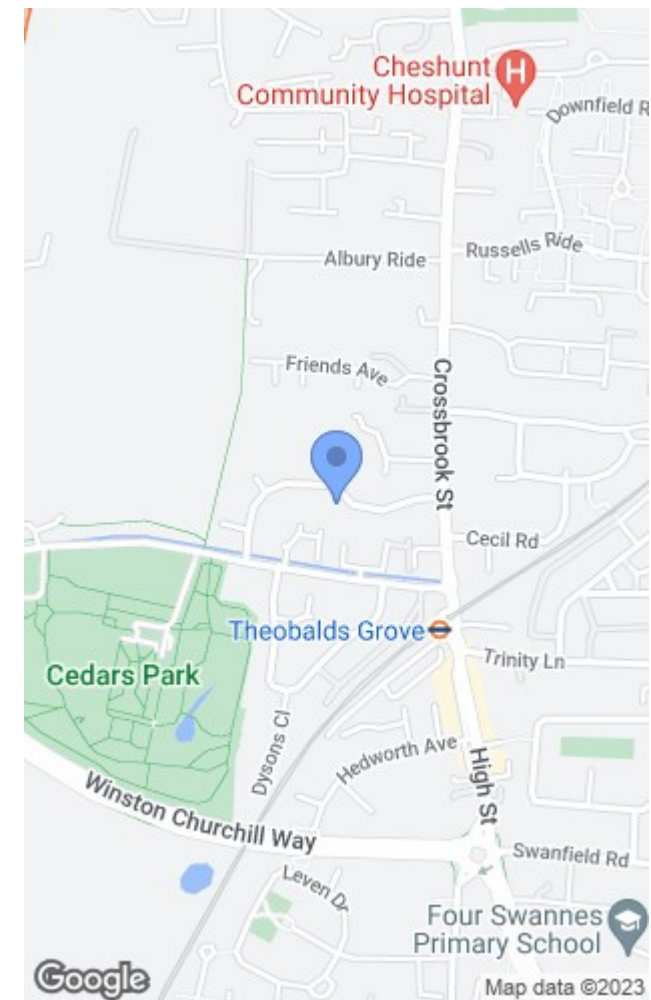
1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 853 SQ.FT. (79.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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/fitings 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			
(81-91) B			
(69-80) C			
(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	

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