



40 Hastings Avenue, Cheshunt, EN7 6DY

- LET BY LANES LETTINGS
- SPACIOUS & BRIGHT THROUGHOUT
- FOUR GENEROUS BEDROOMS
- DRIVEWAY FOR TWO CARS

AVAILABLE NOW! Located on Hastings Avenue, in the charming part of West Cheshunt, this exquisite four-bedroom detached house is a rare find in a highly sought-after development. Built in 2016, this modern home spans an impressive 1,604 square feet and is available for occupancy from early July.

As you enter the property, you are greeted by a welcoming hallway that leads to a spacious reception area, perfect for family gatherings or entertaining guests. The large patio doors seamlessly connect the indoor space to the beautifully landscaped garden, creating a harmonious flow between the two.

The bright and airy separate kitchen diner is a highlight of the home, featuring modern appliances and additional doors that open onto the garden. A separate utility room and a convenient downstairs w.c.

£2,750



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(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 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 

