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**33 Birchfield Road, Cheshunt, Waltham Cross, EN8 9PL**

**£240,000**

Welcome to Birchfield Road, this ground floor flat presents an excellent opportunity for both first-time buyers and investors alike.

As you enter, you are welcomed by a separate dual aspect lounge/diner, which fills the space with natural light, creating a warm and inviting atmosphere. The flat is equipped with gas central heating, ensuring a cosy environment throughout the year.

One of the standout features of this property is that it is offered chain free, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those looking to move in quickly without the complications of a lengthy chain.

With its convenient location, this flat is well-placed for access to local amenities and good schools, making it an ideal choice for those seeking a balanced lifestyle. Whether you are looking to make this your new home or





### Entrance Hall

Doors leading to Lounge/Diner, Kitchen and storage cupboard.

### Lounge/Diner

20'11" x 10'1" narrowing to 7'11" (6.38m x 3.07m narrowing to 2.41m)

### Kitchen

11'10" x 6'9" (3.61m x 2.06m)

### Bedroom One

11'5" x 11'2" (3.48m x 3.40m)

### Bedroom Two

9'3" x 7'10" (2.82m x 2.39m)

### Bathroom

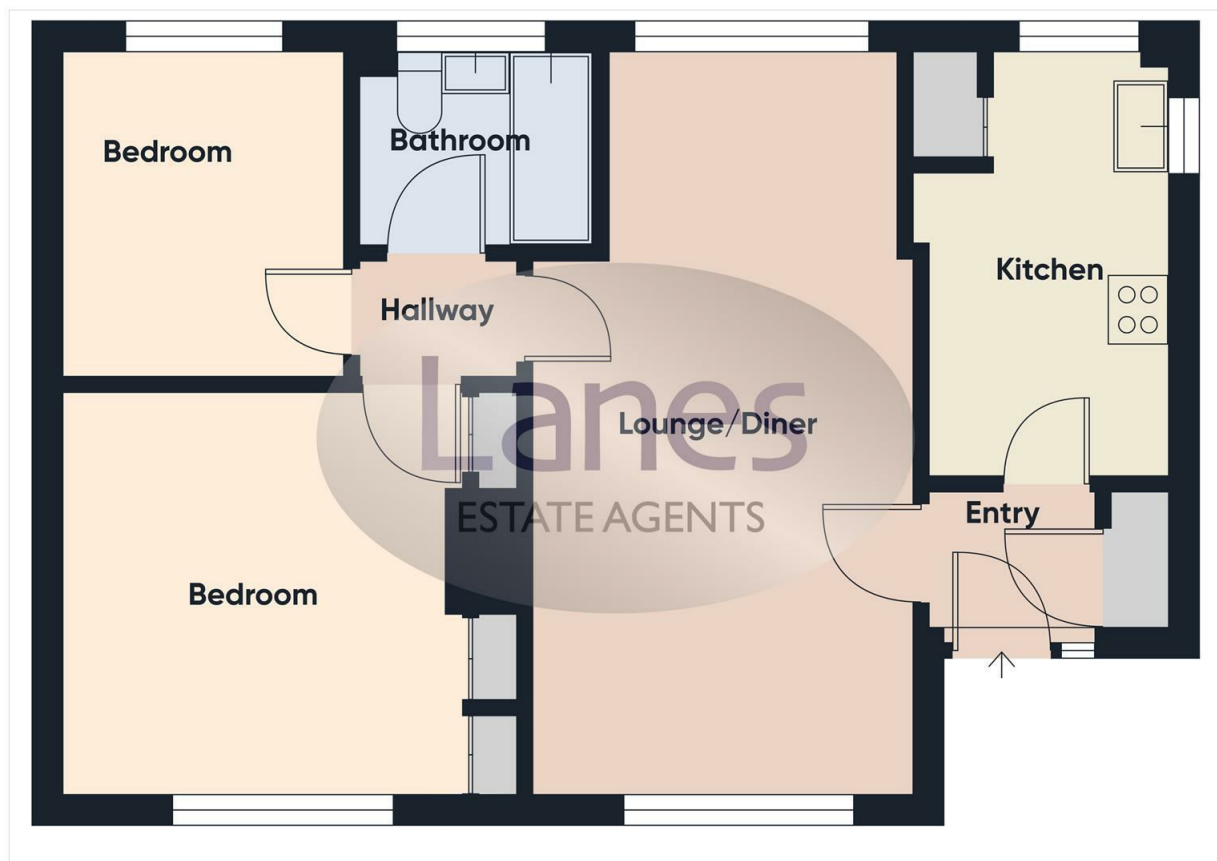
### Communal Garden

### REFERENCE

CH6112 LANES CHESHUNT ESTATE AGENTS

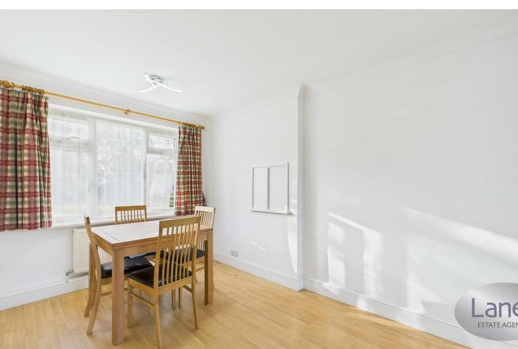
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		



#### 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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