



4 Silverbirch Court Friends Avenue, Cheshunt, Waltham Cross, EN8 8LZ

■ LET BY LANES LETTINGS!

OVER 60'S ONLY! AVAILABLE EARLY OCTOBER! Lanes Lettings are delighted to offer this well-presented one bedroom GROUND FLOOR property, available exclusively to residents aged 60 and over. Ideally suited to those looking for comfortable, low-maintenance living within a welcoming and sociable community.

Upon entering, you are welcomed by a spacious entrance hallway with a large storage cupboard. The generous double bedroom is located to the right and benefits from fitted wardrobes, while the modern shower room is positioned directly ahead and features a convenient walk-in shower.

The bright and spacious open-plan living/dining room provides a comfortable space for relaxing, with direct access to the communal gardens. The fully equipped kitchen is located just off the living area

£1,200 Per Month



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	
(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		
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