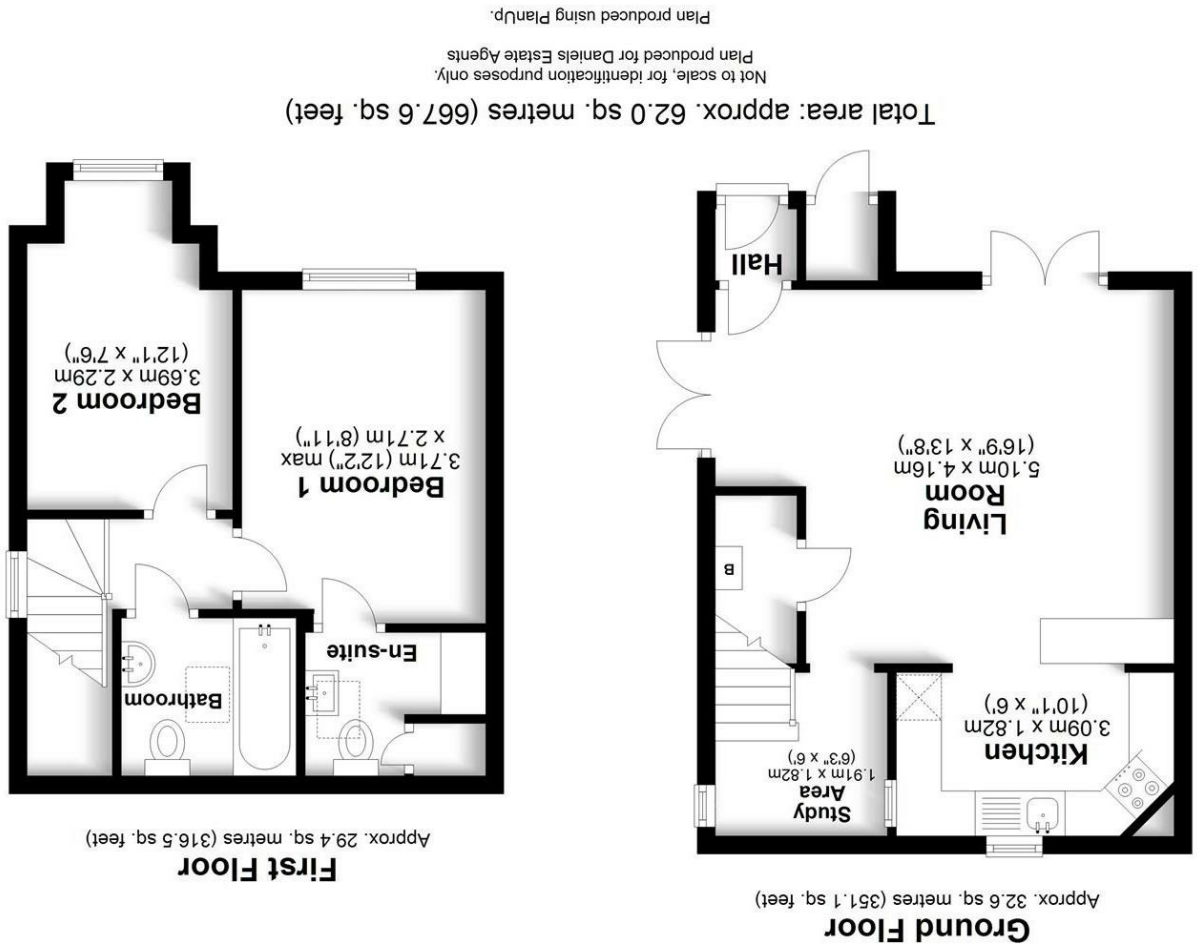


England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		Very energy efficient - lower running costs	
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		(1-20) G (21-38) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A	
Not environmentally friendly - higher CO <sub>2</sub> emissions		Not energy efficient - higher running costs	
87		70	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	





A two bedroom end terrace property in this convenient Chiswell Green location with the benefit of its own courtyard garden and allocated parking. The property is offered for sale chain free and is freshly decorated with a newly installed gas boiler. Chiswell Green offers local amenities to include several shops, a local pub, open spaces and is well served by the bus network whilst offering convenient access to both the M1 and M25 motorways.

**Entrance hallway**

UPVC front door. Laminate flooring. Part glazed door to:

**Living room**

Double glazed patio doors to front and further double glazed patio doors to side and the courtyard garden. Two double radiators. Laminate flooring. Under stairs cupboard housing newly installed Ideal combination gas boiler. Archway to kitchen and door to inner lobby.

**Kitchen**

Fitted with a modern range of wall and base mounted units with roll top work surfaces over. Peninsula breakfast bar. Stainless steel oven with matching four ring gas hob and chimney style extractor over. Stainless steel single drainer sink unit with mixer tap over. Tiling to splashback areas. Frosted double glazed window to rear. Space and plumbing for washing machine. Space for upright fridge/freezer.

**Inner lobby**

Radiator. Frosted Double glazed window to side. Stairs to:

**First floor landing**

Frosted double glazed window to side. Access to insulated loft space.

**Bedroom one**

Double glazed window to front. Radiator. Laminate flooring.

**En-suite cloak room**

Velux window to rear. Low level WC. Pedestal wash basin. Fitted vanity unit.

**Bedroom two**

Double glazed window to front. Radiator. Laminate flooring.

**Bathroom**

Velux window to rear. Modern suite in white comprising: Low level WC, pedestal wash hand basin and paneled bath with thermostatic shower over and glazed shower screen. Mixer tap with further hand held shower attachment.

**Patio garden**

Fenced to boundaries with gated access to the front. Decked area with two paved areas and raised planters.

**Storage cupboard**

Housing gas and electric meters.

**Parking**

Allocated parking space.

