



Shepherds
Property Sales & Lettings



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Warwick Drive | Cheshunt | EN8 0BW | £450,000



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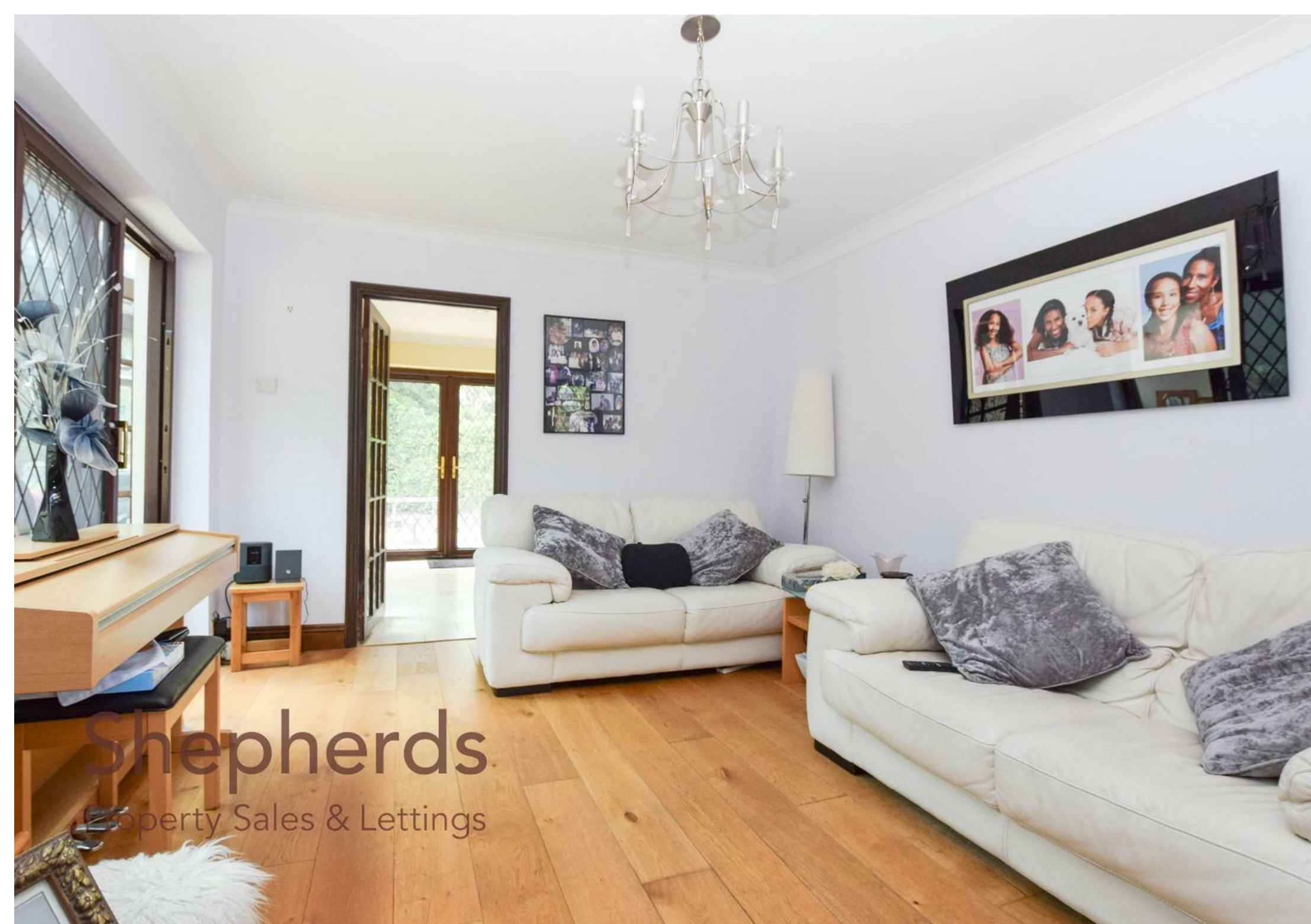
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A rare opportunity to acquire this substantial and versatile three-bedroom ground floor garden apartment, offering an impressive amount of living space alongside a larger than average rear garden, a garage, and allocated parking space. The property is privately set behind a gated entrance and provides a unique blend of apartment convenience and the feel of a traditional home. Internally, the apartment features a spacious kitchen/breakfast room, a flexible dining/day room, and a living room. There are three well-proportioned bedrooms, including a generous principal bedroom with en suite bathroom, as well as a further modern shower room to serve the remaining bedrooms. With its private outdoor space, well-balanced layout, and rare inclusion of both a garage and parking, this property presents an excellent opportunity that must be seen to be fully appreciated! Cheshunt High Street and Train Station are within easy reach, as well as local schooling and further transport links. NO SERVICE CHARGE OR GROUND RENT - SHARE OF FREEHOLD - 999 YEAR LEASE - TO BE SOLD CHAIN FREE.

- Three-Bedroom Ground Floor Apartment
 - Spacious Kitchen/Breakfast Room
 - No Ground Rent Or Service Charge
- Large Private Rear Garden
 - Versatile Dining/Day Room
 - 999 Year Lease
- Garage And Parking Space
 - En Suite To Principal Bedroom
 - Chain Free Sale



Gated Entrance	Bedroom Two
Shared Driveway	14'5 x 10'9
Ground Floor	Bedroom Three
Front Door	10'11 x 8'8
Kitchen / Breakfast Room	Shower Room
22'9 x 11'	7'8 x 7'4
Dining / Day Room	Coat / Shoe Store
18'10 x 13'8	5'5 x 4'4
Living Room	Outside
14'5 x 11'	Parking Space
Bedroom One	Garage
14'7 x 13'5	18'10 x 9'7
En Suite	Rear Garden



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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :
Council:
Tax Band:

Leasehold - Share of Freehold
Broxbourne Borough
D





Warwick Drive, Cheshunt, Hertfordshire



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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FINE & COUNTRY

