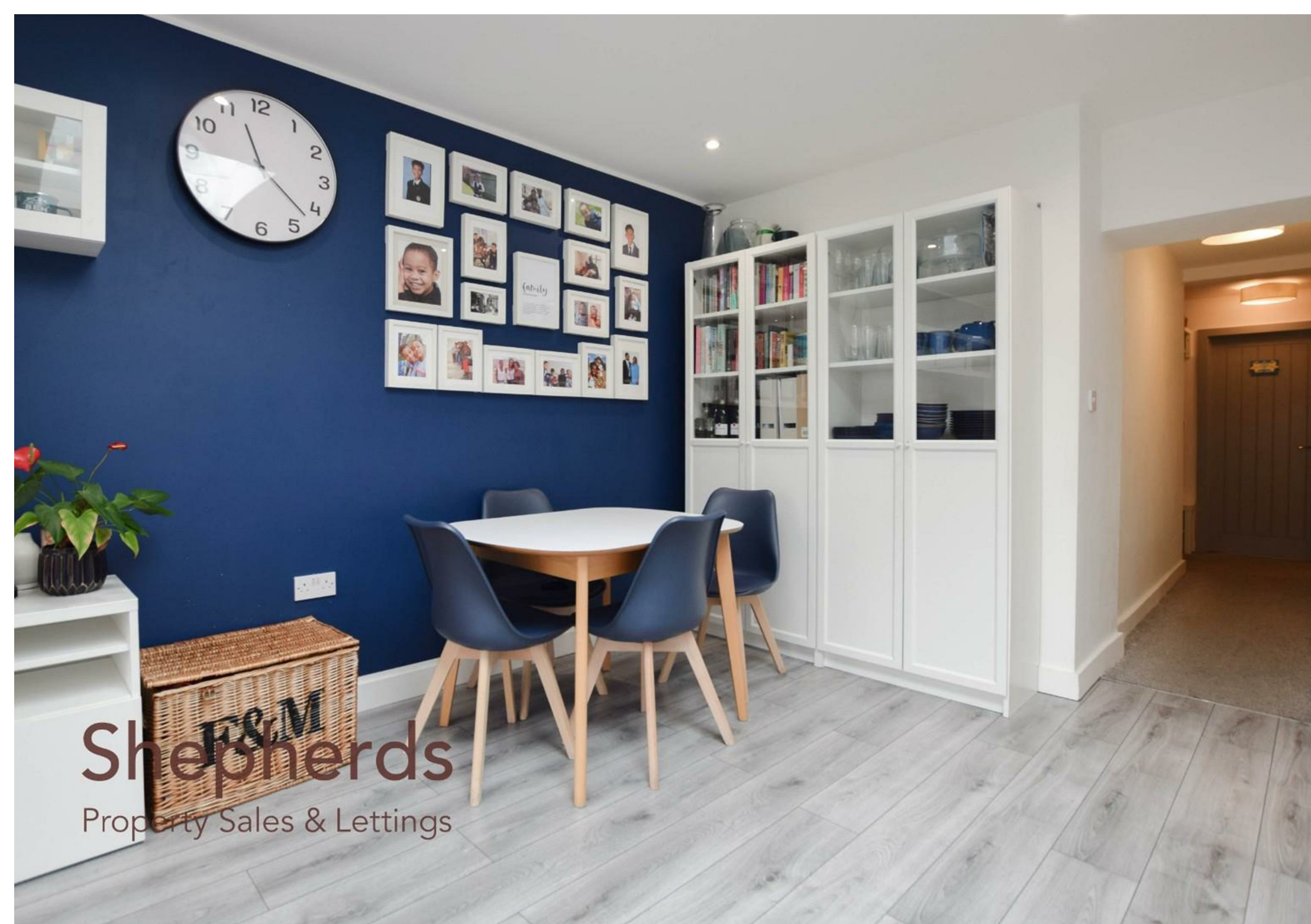




**Shepherds**  
Property Sales & Lettings

Hargreaves Avenue | Cheshunt | EN7 5BD | Offers In Excess Of £315,000





**Shepherds**  
Property Sales & Lettings

# Hargreaves Avenue | Cheshunt | EN7 5BD

GUIDE PRICE £315,000 - £325,000. Shepherds are pleased to present this exceptional and rarely available ground floor maisonette, complete with its own private rear garden. The accommodation offers a bright and spacious open-plan layout, featuring a modern fitted kitchen alongside a welcoming living and dining area. There are two double bedrooms and a beautifully finished bathroom. Further benefits include double glazing, gas central heating, and an impressive remaining lease of approximately 119 years. Externally, the property enjoys off-street parking to the front and a low-maintenance private garden to the rear. Ideally situated in the ever-popular West Cheshunt area, the home is conveniently placed for local amenities, transport links, and well-regarded schools.

- Rarely Available Ground Floor Maisonette
- Private Low-Maintenance Rear Garden
- Bright Open-Plan Living/Dining Space
- Modern Fitted Kitchen
- Two Double Bedrooms
- Stylish High-Quality Bathroom
- Off-Street Parking
- Long Lease Approx. 119 Years
- Sought-After West Cheshunt Location



|                                                 |                                                            |
|-------------------------------------------------|------------------------------------------------------------|
| Front Door                                      | Private Rear Garden                                        |
| Entrance Hall                                   | Private Rear Garden                                        |
| Open Plan Lounge / Kitchen Diner<br>18'3 x 15'6 | Allocated Parking Space<br>Communal Visitors Parking Space |
| Bedroom One<br>15'6 x 9'2                       |                                                            |
| Bedroom Two<br>9'11 x 9'7                       |                                                            |
| Bathroom<br>8'8 x 5'8                           |                                                            |
| Outside                                         |                                                            |



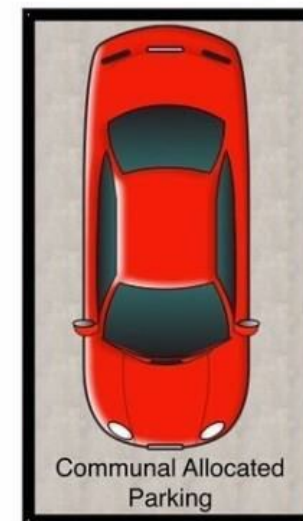
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**Tenure :** Leasehold  
**Council:** Broxbourne Borough  
**Tax Band:** B



# Hargreaves Avenue, West Cheshunt, Hertfordshire



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.



**Shepherd's**  
Property Sales & Lettings

## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

