



Shepherds
Property Sales & Lettings



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Wavell Close | Cheshunt | EN8 0LA | Offers In Excess Of £325,000



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Shepherds are delighted to present this rarely available and beautifully extended two-bedroom ground-floor maisonette, offering generous and versatile living accommodation throughout. Upon entering the property, you are welcomed by an entrance hall featuring multiple storage cupboards, including the added convenience of a utility cupboard. The property further comprises of a modern kitchen, a spacious lounge diner ideal for both relaxing and entertaining, two bedrooms with bedroom one benefiting from multiple storage solutions, and a modern family bathroom. Externally, the property boasts a substantial private rear garden, accessed directly from the kitchen, with a useful outbuilding located at the rear. Additional benefits include a private driveway providing off-street parking for multiple vehicles. Ideally situated within walking distance of sought-after schools and local amenities.

Lease remaining : 110 Years Renaming
 Ground Rent : £ 10 per year
 Service Charge : £540 Per Year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected
 Mains Water & Sewage. Electricity.
 Gas Connected

- Ground Floor Maisonette
- Spacious Lounge Diner
- Private Rear Garden With Outbuilding
- Two Bedrooms
- Modern Family Bathroom
- Private Driveway
- Extended
- Utility Cupboard
- Close To Schools and Local Amenities



Ground Floor

Private Front Door

Entrance Hall

Kitchen

10'10 x 8'7

Lounge Diner

13'9 x 11'6

Bedroom One

13'9 x 11'4 max

Built In Storage

Bedroom Two

8'1 x 6'8

Bathroom

8'1 x 5'11

Storage

Utility Cupboard

External

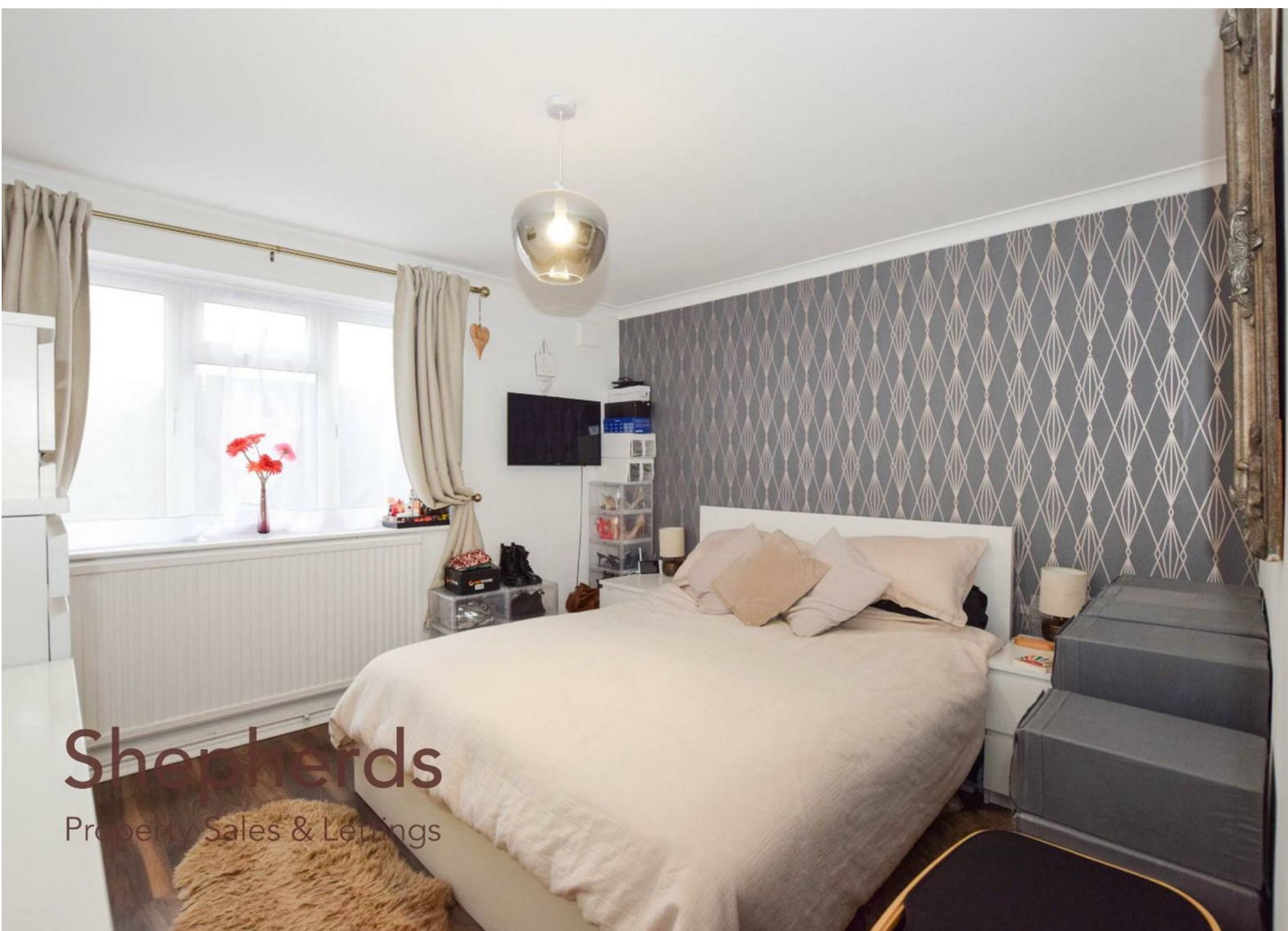
Rear Garden

43' x 19'

Outbuilding

16'10 x 8'2

Private Driveway



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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 : Leasehold
Council: Broxbourne
Tax Band: B

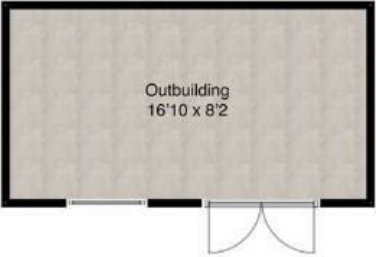


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Wavell Close, Cheshunt, EN8



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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