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Church Lane I Cheshunt I EN8 0DP I £365,000

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A freehold, two bedroom cottage, ideally situated a stones throw from Cheshunt High Street, Cheshunt Train Station and the A10. The ground floor includes a charming living room with original features, a modern kitchen, dining area and a bathroom. On the first floor there are two double bedrooms, with a shower conveniently located in bedroom two. A stair case leads to the substantial loft area on the second floor. Outside you benefit from a private rear garden and a brick built store with a garage en bloc. This property is part of the Cheshunt Common Trust.

*Note the garage is held on a separate title with 33 years remaining on the lease.

- Charming Two Bedroom Cottage
- Grade II Listed
- Part Of The Cheshunt Common Trust
- Original Features Throughout
- Extended & Modern Kitchen
- Ground Floor Bathroom
- Shower Located In Bedroom Two
- Staircase Leading To Loft Area
- Rear Garden & Brick Built Store

Front Door

Living Room
14'1 x 12'5

Kitchen
9'4 x 7'5

Dining Area
12' x 8'7

Lobby

Bathroom
9'4 x 4'10

First Floor Landing

Bedroom One
14'1 x 13'1

Bedroom Two
11'2 x 8'3

Shower

Second Floor

Loft Area
13'2 x 10'7

Outside

Rear Garden

Brick Built Store
9'10 x 5'3

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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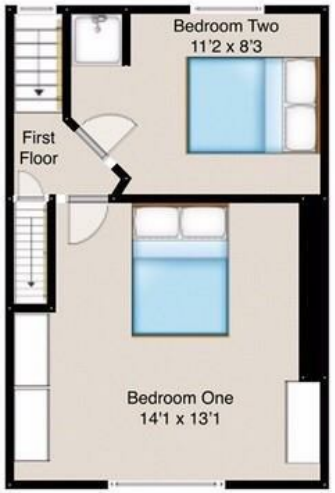
Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

Church Lane, Cheshunt, Hertfordshire



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