



Shepherds
Property Sales & Lettings

High Street | Cheshunt | EN8 0BA | £290,000



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A photograph of a bedroom with light pink walls and white crown molding. In the foreground, a wooden bed frame is covered with a grey duvet featuring a white polka-dot pattern and a dark blue blanket. To the left of the bed is a small white bedside table with a lamp and some papers. In the background, a wooden desk holds a mirror, various bottles, and other items. A window with orange curtains is visible above the desk, and a white door is to the left of the window. A large mirror on the right wall reflects the bed and the room. A pendant light hangs from the ceiling.

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Shepherds Estate Agents are pleased to market this spacious, two-bedroom, first-floor maisonette, which is conveniently located on High Street, Cheshunt. The property comprises of a lounge diner, kitchen, two double bedrooms and bathroom. Further benefits include, gas central heating, loft space and a combi-boiler. Outside, the property boasts its own private front and rear gardens. The property is ideally positioned within walking distance of Cheshunt Train Station and close to local shops, bus routes, the A10, and a variety of everyday amenities.

Lease Information
Lease years Remaining: 84 years remaining approx.
Ground Rent: £10 per annum
Maintenance: £358 per annum

Services connected
Mains drainage, water, gas, electricity

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

- A Viewing Highly Recommended
 - Bright, Spacious Lounge Diner
 - Gas Central Heating
- Two Double Bedrooms
 - Bathroom
 - Close To Station & Amenities
- First-Floor Maisonette
 - Large Loft Space With Potential (STPP)
 - Private Front & Rear Gardens



Front Door	Bedroom Two
Ground Floor	12'4 x 10'10
Ground Floor Entrance	Bathroom
First Floor	6'10 x 5'7
First Floor Landing	Loft Space
Lounge Diner	Gas Central Heating
17'6 x 13'3	Outside
Kitchen	Private Front Garden
9'6 x 8'8	Private Rear Garden
Bedroom One	Garden Storage
12'10 x 10'7	



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
Broxbourne Borough
C

High Street, 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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