



**Shepherds**  
Property Sales & Lettings

Crossbrook Street | Cheshunt | EN8 8JU | £159,995



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Shepherds Estate Agents are pleased to offer this ground floor studio apartment being sold CHAIN FREE and ideally located in the heart of Central Cheshunt, just a short walk of excellent transport links and local shops. The property benefits from an exceptionally long lease with over 950 years remaining.

Internally, the accommodation comprises of an open-plan lounge diner with a well-defined studio bedroom space, creating a comfortable and practical living environment. The property also features a fitted kitchen and bathroom. Further benefits include a private garage en-bloc, adding valuable storage or parking potential, together with the convenience of ground floor access. Positioned in a highly sought-after central location, this property combines convenience, practicality, and investment appeal in equal measure.

- Chain Free
- 950+ Year Lease
- Fitted Kitchen & Bathroom
- Ground Floor Studio Flat
- Ideal Buy-To-Let Investment
- Garage En Bloc
- Central Cheshunt Location
- Open-Plan Living Space
- Close To Transport & Shops



Communal Door

Ground Floor

Front Door

Lobby

Lounge Diner

10'10 x 9'11

Partition

Studio Bedroom

9'11 x 9'2

Kitchen

10'2 x 6'5

Bathroom

6'5 x 6'1

Outside

Communal Front Garden

Communal Rear Garden

Garage En Bloc

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Crossbrook Street, Cheshunt, Hertfordshire



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

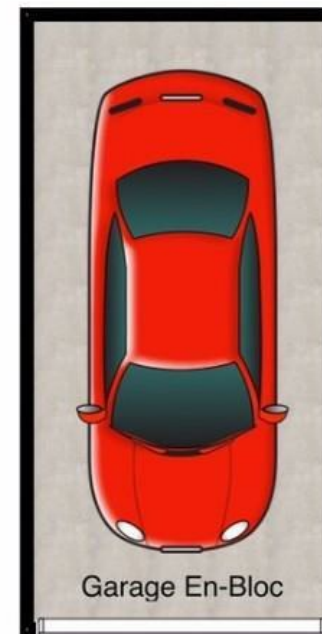


# Crossbrook Street, Cheshunt, Hertfordshire



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[www.shepherdsstates.co.uk](http://www.shepherdsstates.co.uk)



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

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

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

