



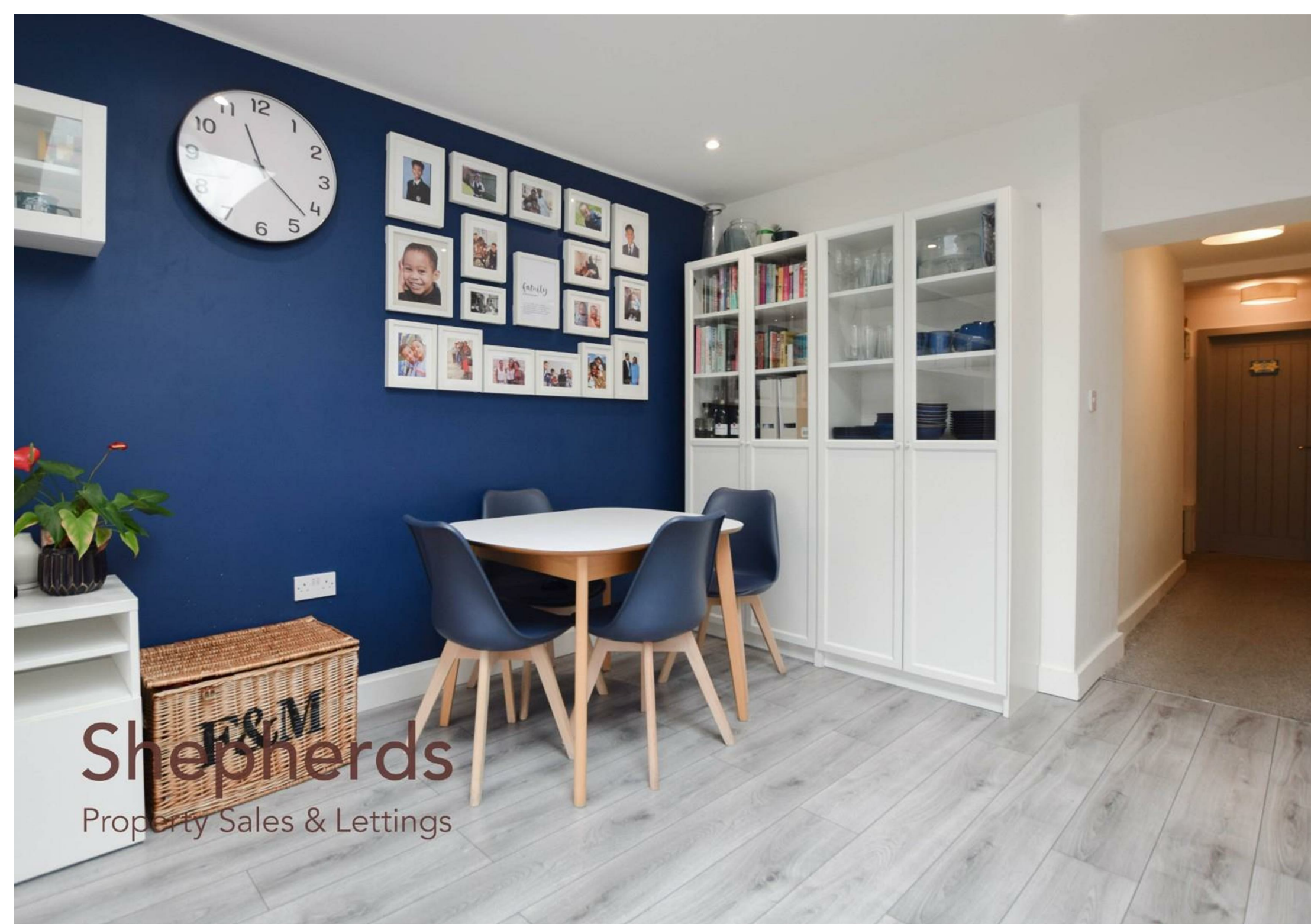
Shepherds
Property Sales & Lettings



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Hargreaves Avenue | Cheshunt | EN7 5BD | Guide Price £325,000





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GUIDE PRICE £325,000 - £350,000. 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 18'3 x 15'6	Allocated Parking Space Communal Visitors Parking Space
Bedroom One 15'6 x 9'2	
Bedroom Two 9'11 x 9'7	
Bathroom 8'8 x 5'8	
Outside	

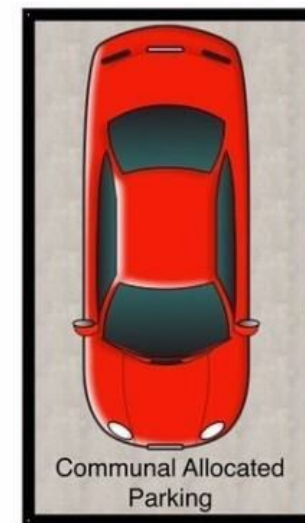


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Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: B

Hargreaves Avenue, West Cheshunt, Hertfordshire



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