



Garner Drive, Turnford | EN10 6AS

£282,500 | Leasehold

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**** TWO BEDROOMS & GARAGE ** 164 year Lease ** This TWO BEDROOM FIRST FLOOR MAISONETTE with PRIVATE GARDEN also benefits from DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING and CLOSE PROXIMITY to Schools and Amenities.**





Entrance

The property is entered via front door to:

Entrance Hall

Stairs to first floor, airing cupboard, access to loft space.

Lounge

Window to front, two radiators, television aerial point, covered ceiling, door to:

Kitchen

Window to rear and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit white mixer tap, electric cooker point, plumbing for automatic washing machine, half tiled walls.

Bedroom One

Window to rear, radiator, television aerial point.

Bedroom Two

Window to front, radiator, built in cupboard.

Bathroom/ W.C

Window to rear and fitted with a suite comprising low flush w.c, panel enclosed bath, pedestal wash hand basin, radiator, half tiled walls.

Exterior

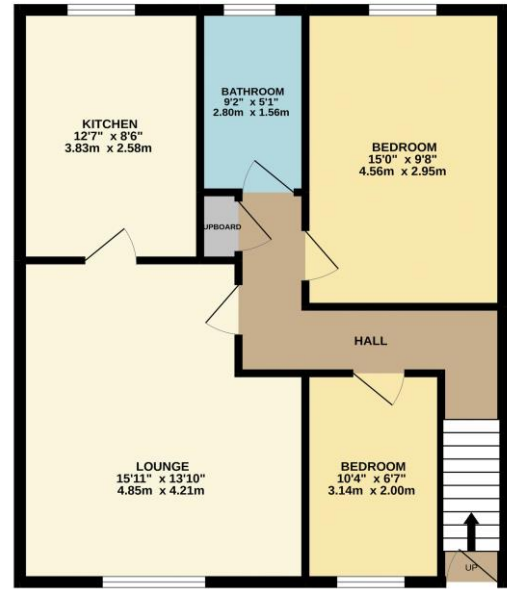
Garage

En bloc close by.

Own Garden

Backing onto the green, paved with flower and shrub beds, green house.

FIRST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq ft (63.2 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Letroplan 50002

Lease Remaining	164 years
Service Charge	0
Ground Rent	0
Council Tax	C
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.