



Benedictine Gate, Cheshunt | EN8 0XB

£349,995 | Freehold

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CHAIN FREED – This **TWO BEDROM** semi detached property in a sought after area of **CHESHUNT** benefits from a **SOUTH FACING REAR GARDEN** leading to **GARAGE**. Property is in need of modernisation however has a **REFITTED SHOWER ROOM/WC** and has double glazed windows throughout.





Entrance Hall

Front door from the outside, stairs to first floor, under stairs storage cupboard

Lounge

French doors at rear opening to garden, tv point, attractive fireplace

Kitchen

Window to front and fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, gas and electric cooker points, plumbing for washing machine, gas heating unit

First Floor Landing

Access to loft space

Bedroom One

Window to rear

Bedroom Two

Window to front, built in cupboard and airing cupboard

Refitted Shower Room/WC

Fitted with a suite comprising low flush w/c, wall mounted wash hand basin, walk in shower cubicle, fully tiled walls, window to side

Exterior

Front Garden

Small front garden

South Facing Rear Garden

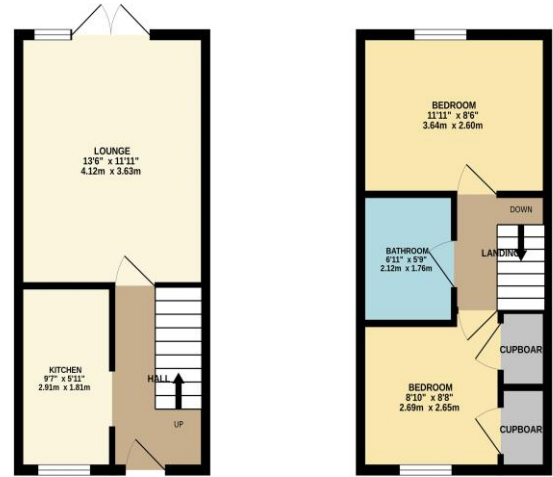
Block paved with flower and shrub beds, personal door to garage

Garage

Garage at rear, up and over door, power and light connected

GROUND FLOOR
278 sq ft (25.8 sq m) approx.

1ST FLOOR
278 sq ft (25.8 sq m) approx.



TOTAL FLOOR AREA: 556 sq ft (51.6 sq m) approx.
We have every attempt to be accurate in our measurements of the property, but we cannot be held responsible for any errors, omissions or discrepancies. This plan is for information purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition.

Council Tax

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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.