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Beeston Drive, West Cheshunt | EN8 0QS

£239,995 | Leasehold

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**\*\* CHAIN FREE - 150 YEAR LEASE & NO SERVICE CHARGES \*\*** This WELL PRESENTED ONE BEDROOM FIRST FLOOR MAISONETTE with OWN FRONT DOOR and ATTRACTIVE KITCHEN also benefits from SUPERB BATHROOM, double glazed windows, LARGE L SHAPED LOUNGE/DINER and ALLOCATED PARKING.



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## Entrance

The property is entered via part double glazed UPVC door to: -

## Entrance Hall

Stairs leading to first floor, access to loft space via drop down ladder and light connected and doors to: -

## Lounge/Diner

L Shaped. Dual aspect with double glazed windows to front and side, coved ceiling, radiator, wood veneer flooring and storage cupboard and door to: -

## Kitchen

Double glazed window to rear, fitted with a range of wall and base units with roll top work surfaces over incorporating stainless steel sink with mixer tap, integrated oven, hob, extractor, plumbing for washing machine, tiled flooring, tiled splash backs, inset lighting, radiator.

## Bedroom

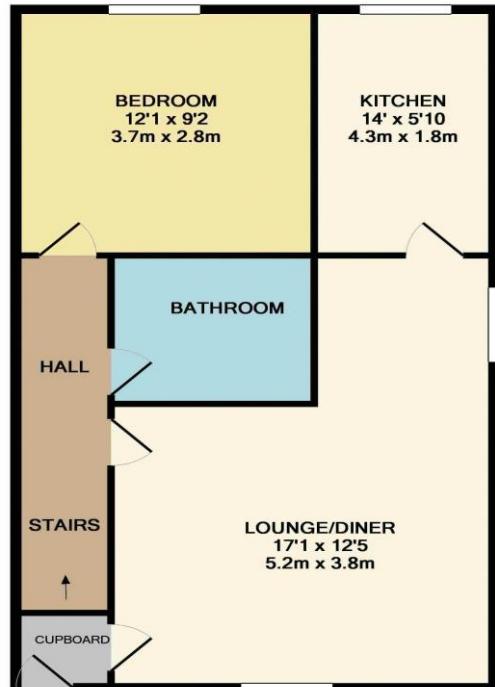
Double glazed window to rear, fitted wardrobes with sliding door, radiator, TV aerial point.

## Attractive Bathroom

Fitted with a three piece suite comprising of a low level W.C, with push button flush, pedestal wash hand basin with mixer tap, tile enclosed bath with mixer tap and separate shower above, inset lighting, extractor fan, heated towel rail.

## Parking

Allocated parking provided.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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 operability or efficiency can be given.

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Lease Remaining	Circa 150 Years
Service Charge	Nil
Ground Rent	Nil
Council Tax	B
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.