



£275,000

Shaw Close, Cheshunt



## Shaw Close, Cheshunt, EN8 0HD

Keith Ian are pleased to offer this well presented two bedroom first floor **SOUTHFACING GARDEN** flat with outside storage space. The property comprises a large lounge/diner with a gas fireplace, a refitted kitchen and bathroom, and two well proportioned bedrooms, one of which is currently in use as a dining room. Further benefits include double glazing, gas central heating, **VERY LONG LEASE**, and communal parking. The property offers easy access to M25 and A10, Brookfield Farm Shopping Centre and Sunset Studios.

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance. Early viewing recommended.

### **LOUNGE**

16'2 x 11'11 (4.93m x 3.63m)

### **KITCHEN**

12'2 x 8'10 (3.71m x 2.69m)

### **BEDROOM ONE**

12'7 x 12'7 (3.84m x 3.84m)

### **BEDROOM TWO**

12'2 8'10 (3.71m 2.69m)

### **BATHROOM/WC**

9'2 x 4'10 (2.79m x 1.47m)

### **REAR GARDEN**

South Facing.

### **WHAT3WORDS**

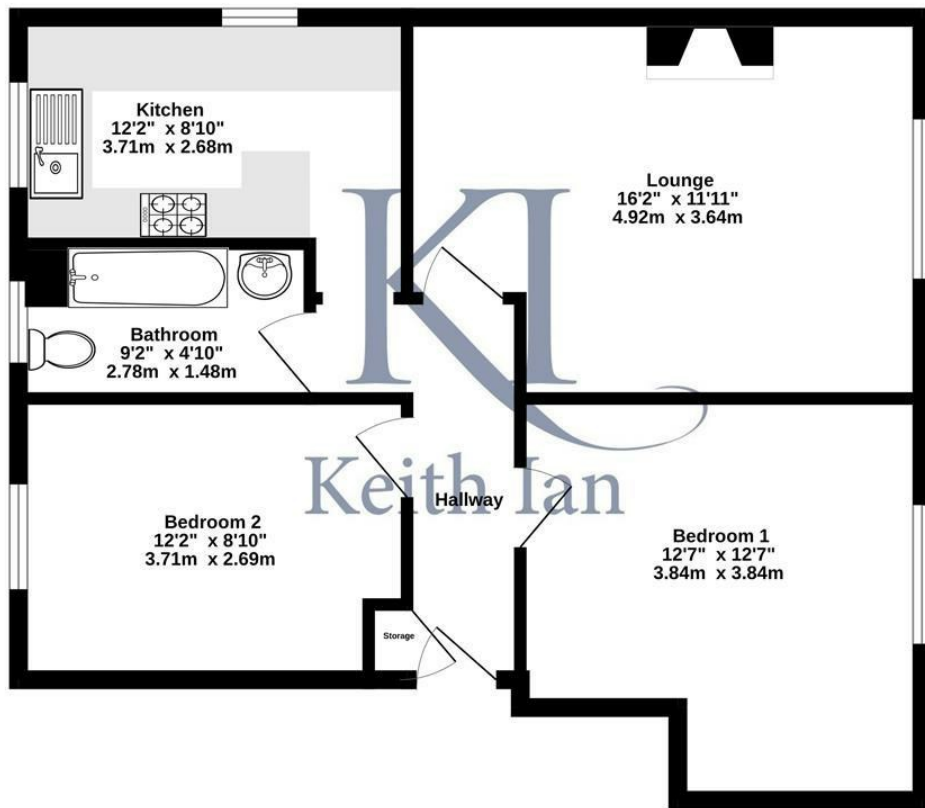
[///leave.broke.fetch](#)







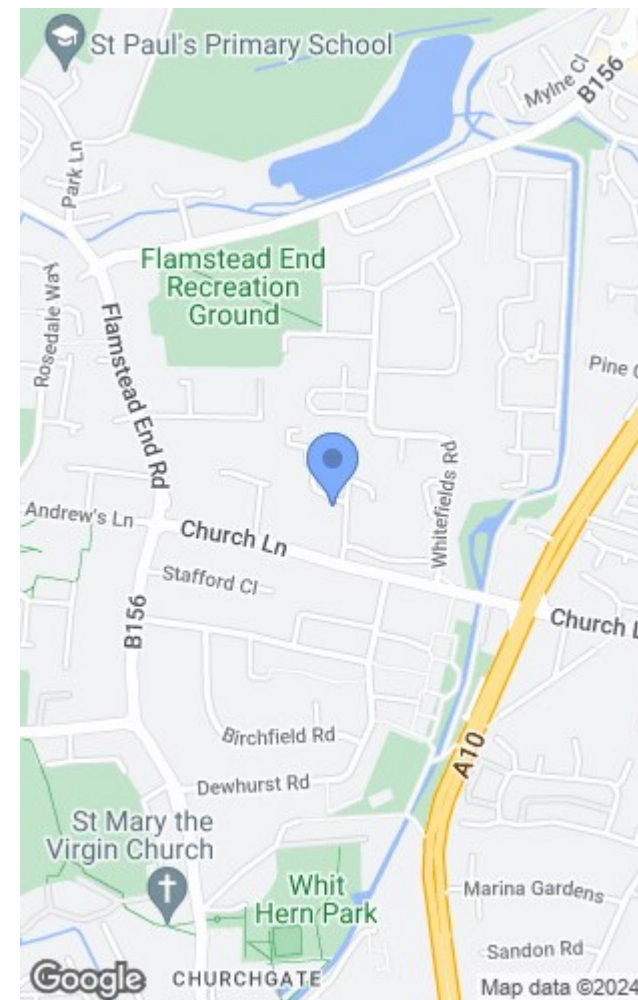
1st Floor  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson  
Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202