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**10 Woodcote Close, Cheshunt, Waltham Cross, EN8 8QJ**

**Offers In Excess Of £300,000**

Lanes are pleased to present this two DOUBLE bedroom GROUND FLOOR maisonette. Located on the popular 'Grange Development' this property is in need of modernisation and has many benefits to include 900+ year lease, OFF STREET PARKING, OWN REAR GARDEN, gas central heating, double glazing and more. This has the added incentive of being sold CHAIN FREE. Call now. Keys Held.



### Inner Hallway

Laminate wood flooring, radiator, doors leading to lounge, bedroom one, bedroom two, kitchen and bathroom.

### Lounge

11'10" x 11'11" (3.61m x 3.63m)

### Kitchen

12'6" x 7'4" (3.81m x 2.24m)

### Bedroom One

12'0" x 11'2" (3.66m x 3.40m)

### Bedroom Two

11'9" x 7'9" (3.58m x 2.36m)

### Bathroom

### Exterior - Front

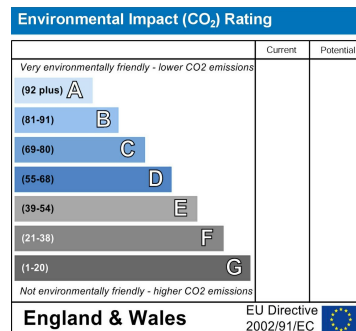
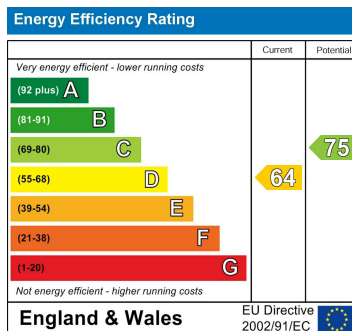
Concrete driveway, shingled area and gate leading to rear garden.

### Exterior - Rear

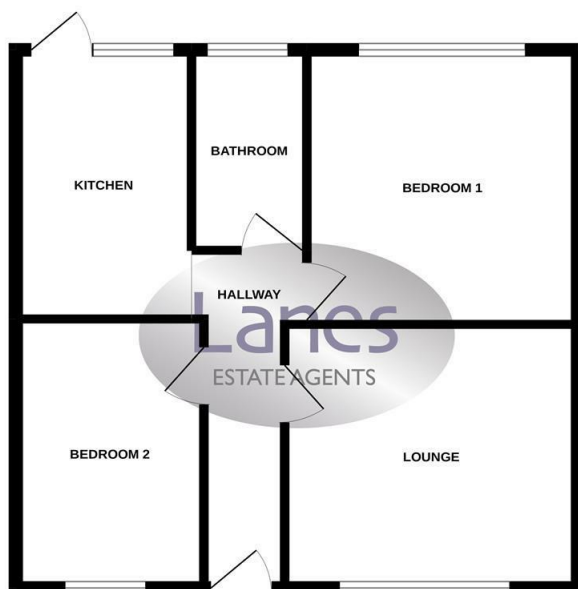
Paved with gate leading to front garden.

### Reference

CH6558/PL/21052025 - Cheshunt Estate Agent



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 operation or efficiency can be given. Made with Metreplan v2022

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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