Rainbow Estate Agents

- GROUND FLOOR MAISONETTE
- LONG LEASE
- GARAGE
- FRONT SIDE AND REAR GARDENS

44 Stains Close, Cheshunt, Waltham Cross, EN8 9JL

PRICE: £330,000 LEASEHOLD

EXCELLENT GROUND FLOOR MAISONETTE WALKING DISTANCE OF CHESHUNT BR STATION in a highly regarded cul-de-sac. Two double bedrooms, replacement high gloss kitchen with quality integrated appliances. Large lounge, shower room , personal front side and rear garden. GARAGE EN BLOC. Chain free.

Property Description

Rarely available and highly sought after ground floor maisonette in an excellent location within half a mile of Cheshunt BR Station which offers a regular direct service into London Liverpool Street.

The property itself is presented to an excellent standard internally with a replacement high gloss kitchen with quality appliances and modern bathroom.

The accommodation in brief comprises entrance hall with a large storage cupboard and grants access to the remainder of the property. There is a large lounge which extends to approx. 17' and benefits from patio doors which lead onto the personal rear garden.

The kitchen has been replaced in recent years and now presents with range of grey high gloss wall and base units with integrated fridge/freezer, washing machine and slim-line dishwasher. There is a Bosch eye level double oven and four ring electric hob with a Neff overhead extractor. The kitchen also offers direct access to the rear garden.

There are two double bedrooms which both face the front of the property and these are supported by the modern shower room with fully tiled walls. The white suite comprises and independent shower cubicle with electric Triton shower, low flush WC and pedestal wash hand basin.

The exterior space of the property is a real feature with a large lawned front garden and a personal lawned rear garden with well stocked flower and shrub borders. Additionally to the side of the property there is a large paved patio which has been professionally laid to bloc paving.

Parking is provided within the garage en bloc close to the property and free road parking for both residents and visitors.

Other features include a long lease with approx. 939 years remaining, full double glazing and gas central heating.

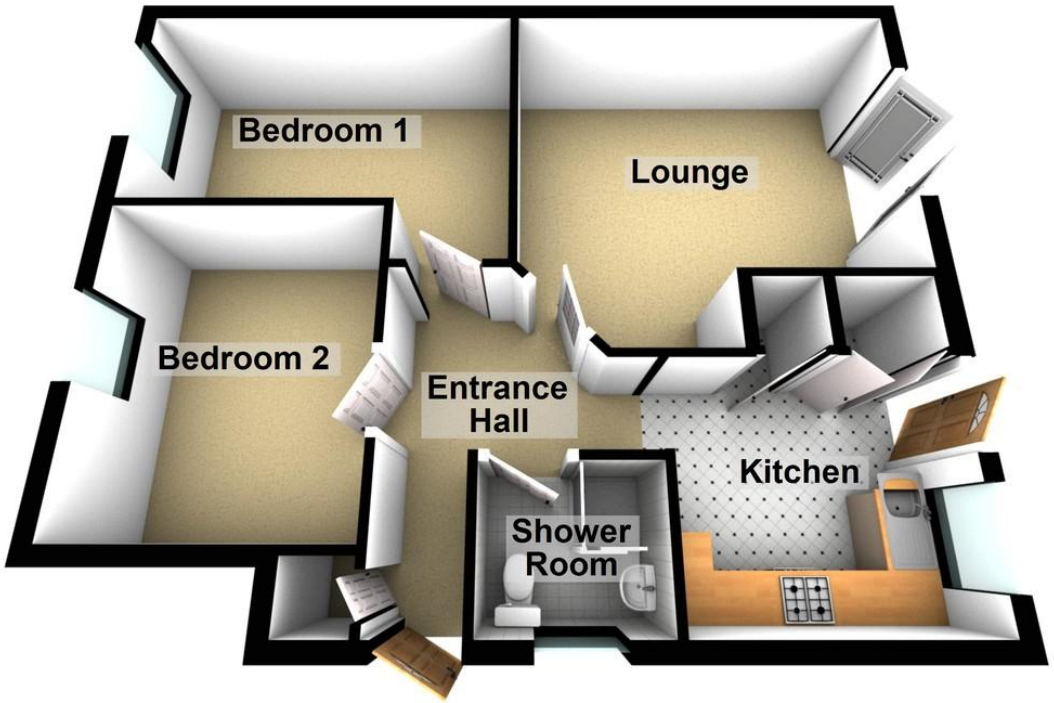
This property will be of interest to purchasers of many different demographics including investors, first time buyers and down sizers. Being offered chain free, early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

L SHAPED ENTRANCE HALL
11' 9" x 9' 8" (3.58m x 2.95m)
LOUNGE
17' 3" x 12' 5" (5.26m x 3.78m)
MODERN FITTED KITCHEN
10' 11" x 8' 9" (3.33m x 2.67m)
MASTER BEDROOM
14' 2" x 8' 10" (4.32m x 2.69m)
BEDROOM TWO
11' 5" x 9' 2" (3.48m x 2.79m)
SHOWER ROOM
6' 2" x 5' 5" (1.88m x 1.65m)

EXTERIOR
LARGE LAWNED FRONT GARDEN
PERSONAL REAR GARDEN
SIDE GARDEN/ FORMAL PATIO AREA
GARAGE EN-BLOC

Ground Floor



TENURE AND CHARGES

Leasehold Title - Residue of a 999 year lease created 1964. Approx 939 years remaining

Council Tax - Band C within Broxbourne Borough Council

Ground Rent TBC

Service Charge TBC

UTILITIES

Gas - OVO Energy

Electric - OVO Energy

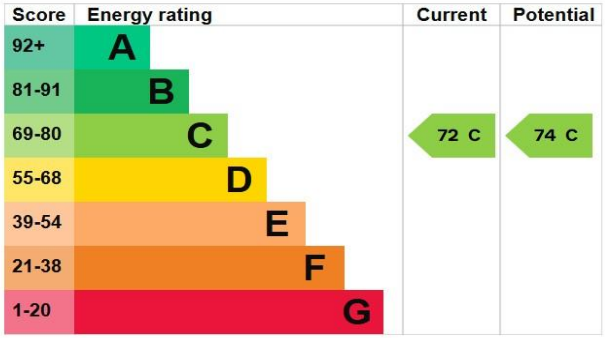
Water - Thames Water

Broadband - Speeds up to 1000 Mbps available

Flood risk - Noted as very low

POINTS TO NOTE

This property is subject to grant of probate which has been applied for



25 Market Square, Waltham Abbey, Essex, EN9 1DU

www.rainbowestateagents.co.uk
01992 711222
rebecca@rainbowestateagents.co.uk

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