



Shaw Close, Waltham Cross EN8 0HD

welcome to

Shaw Close, Waltham Cross

William H Brown are delighted to bring to the market this lovely 2 bedroom top floor flat to the market situated in a popular Cheshunt residential location. An early viewing is highly recommended.



Entrance Hall

Tile effect floor, radiator, loft access

Lounge

16' 1" x 11' 10" (4.90m x 3.61m)

Double glazed window to rear aspect, tile effect floor, radiator

Kitchen

12' 3" x 7' (3.73m x 2.13m)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, sink, integrated oven, hob and extractor fan, space for fridgefreezer, plumbing for washing machine, tile effect floor, radiator

Bedroom One

12' 7" x 12' 6" (3.84m x 3.81m)

Double glazed window to rear aspect, fitted wardrobes, radiator

Bedroom Two

12' 3" x 8' 11" (3.73m x 2.72m)

Double glazed window to front aspect, tile effect floor, radiator

Bathroom

Double glazed window to front aspect, chrome heated towel radiator, low level flush wc, sink, part tiled walls, tiled floor, panelled bath

Exterior

To the rear of the front of the property is communal gardens and parking. To the rear of the property is a private garden with patio, lawn, shed and brick storage cupboard.



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Shaw Close, Waltham Cross

- Two Bedrooms
- Private garden
- Popular residential location
- Spacious, modern accommodation throughout
- Close to good school and transport links

Tenure: Leasehold EPC Rating: C

£280,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BRX108062 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property



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