



**Shaw Close, Cheshunt Waltham Cross EN8 0HD**

**welcome to**

**Shaw Close, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this lovely two bedroom, chain free, ground floor garden flat to the market situated in a popular Cheshunt residential location. An early viewing is highly recommended.



**Accommodation Comprising Of:  
Entrance Hall**

Electric radiator.

**Lounge**

12' 10" x 12' 6" ( 3.91m x 3.81m )

Double glazed window to front aspect, electric or gas fireplace.

**Kitchen**

12' 3" x 9' ( 3.73m x 2.74m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, space for cooker, fridge freezer and washing machine.

**Bedroom 1**

15' 11" x 9' 5" ( 4.85m x 2.87m )

Double glazed window to rear aspect, electric fireplace.

**Bedroom 2**

12' 6" x 8' 4" ( 3.81m x 2.54m )

Double glazed window to front aspect.

**Bathroom**

Double glazed window to rear aspect, walk in shower, vinyl flooring, WC, wash hand basin.

**Exterior**

**Rear Garden**

To the rear of the property is a lawn and patio area, 2 brick sheds.



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## Shaw Close, Cheshunt Waltham Cross

- Chain free
- Two good sized bedrooms
- Private garden
- Spacious throughout
- Popular residential location

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 121 years from 10 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £263,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108212 - 0009

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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.



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