



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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- 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.

offers in excess of

£255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108212 - 0011

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.



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