



**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 2 bedroom top floor flat to the market situated in a popular Cheshunt residential location. An early viewing is highly recommended.

### **Accommodation Comprises Of: 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, Cheshunt 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

Council Tax Band: C Service Charge: 1720.00

Ground Rent: 10.00

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.

offers in excess of

**£270,000**



Total floor area 59.9 sq.m. (644 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
BRX109245 - 0003

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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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