



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:

Lounge

16' 2" max x 11' 11" max (4.93m max x 3.63m max)

Double glazed window to rear aspect, gas fire, radiator.

Kitchen

12' 3" max x 7' 2" max (3.73m max x 2.18m max)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, integrated oven, tiled floor, radiator, space for fridge freezer.

Bedroom 1

13' 3" max x 12' 7" max (4.04m max x 3.84m max)

Double glazed window to rear aspect, laminate floor, radiator.

Bedroom 2

12' 4" max x 9' 11" max (3.76m max x 3.02m max)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to front aspect, part tiled walls, tiled floor, paneled bath, wc, wash hand basin.





view this property online williamhbrown.co.uk/Property/BRX108579



welcome to

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: 1764.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 215 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.

£275,000



Total floor area 63.0 m² (679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX108579



Property Ref:
BRX108579 - 0003

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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk