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Hertfordshire
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High Street, Cheshunt EN8 0BA



£310,000 Leasehold



Kings Group Cheshunt are proud to present THIS FIRST FLOOR TWO BEDROOM MAISONETTE, WITH ITS ON PRIVATE FRONT AND REAR GARDEN.

This fantastic property is the ideal purchase for any first time buyer looking for a unique and rare to find property. This home has so much to offer a new owner as its in a very prime location surrounded by everything a property needs for future growth and day to day life. One of the benefits this property has to offer is the access it provides to the A10 and M25 with both roads being accessible in under 10 minutes offering great road links for traveling around the surrounding areas and London, Cheshunt Station is also just 0.8 miles away offering a direct line into London Liverpool Street in under 20 minutes. Local shops and amenities are also very close by with the Old Pond being just a 5 minute walk away there is a wide range of supermarkets, retail shops, off licenses, restaurants and banks all very close by and with Laura Trott Leisure Centre being just 0.8 miles and Cheshunt Community Hospital being 0.9 miles away the property is truly walking distance to everything a property needs to be near to. This property also has the advantage of being surrounded by some of the areas most popular primary and secondary schools such as Millbrook School (0.6 miles), Churchfield Primary School (1 mile), Goffs Churchgate Academy (1.2 miles), Goffs Academy (1.5 miles) and many more all within walking distance.

The accommodation comprises of spacious lounge/dining room, kitchen, two spacious bedrooms, family bathroom, UPVC double glazed windows throughout, PRIVATE FRONT AND REAR GARDEN. We highly recommend internal viewings on this fantastic home so to avoid disappointment please call us on 01992 635 735

Entrance Hall

Stairs to first floor landing

First floor landing

Storage cupboard and doors leading to all rooms.

Kitchen 9'5 x 8'7

Fitted electric cooker with hob and extractor hood, stainless steel sink with drainer and mixer tap, rolltop work surfaces with eye and base level units. Space for appliances and storage cupboard Window to rear aspect.

Lounge 16'4 x 13'3

Radiator and three windows to front aspect.

Bedroom One 11'9 x 10'4

Fitted Wardrobe, two cupboards, radiator and window to rear aspect.

Bedroom Two 12'3 x 10'09

Storage cupboard, radiator and window to front aspect.

Bathroom

Panel enclosed bath, with mixer tap and shower attachment. Closed couple WC with vanity and hand basin pillar taps. Radiator.

Exterior Front

Shingled area with flower bed borders. Potential for off street parking (STPP)

Exterior Rear

Private garden, mainly laid to lawn with timber shed.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

Lease - 85 Years

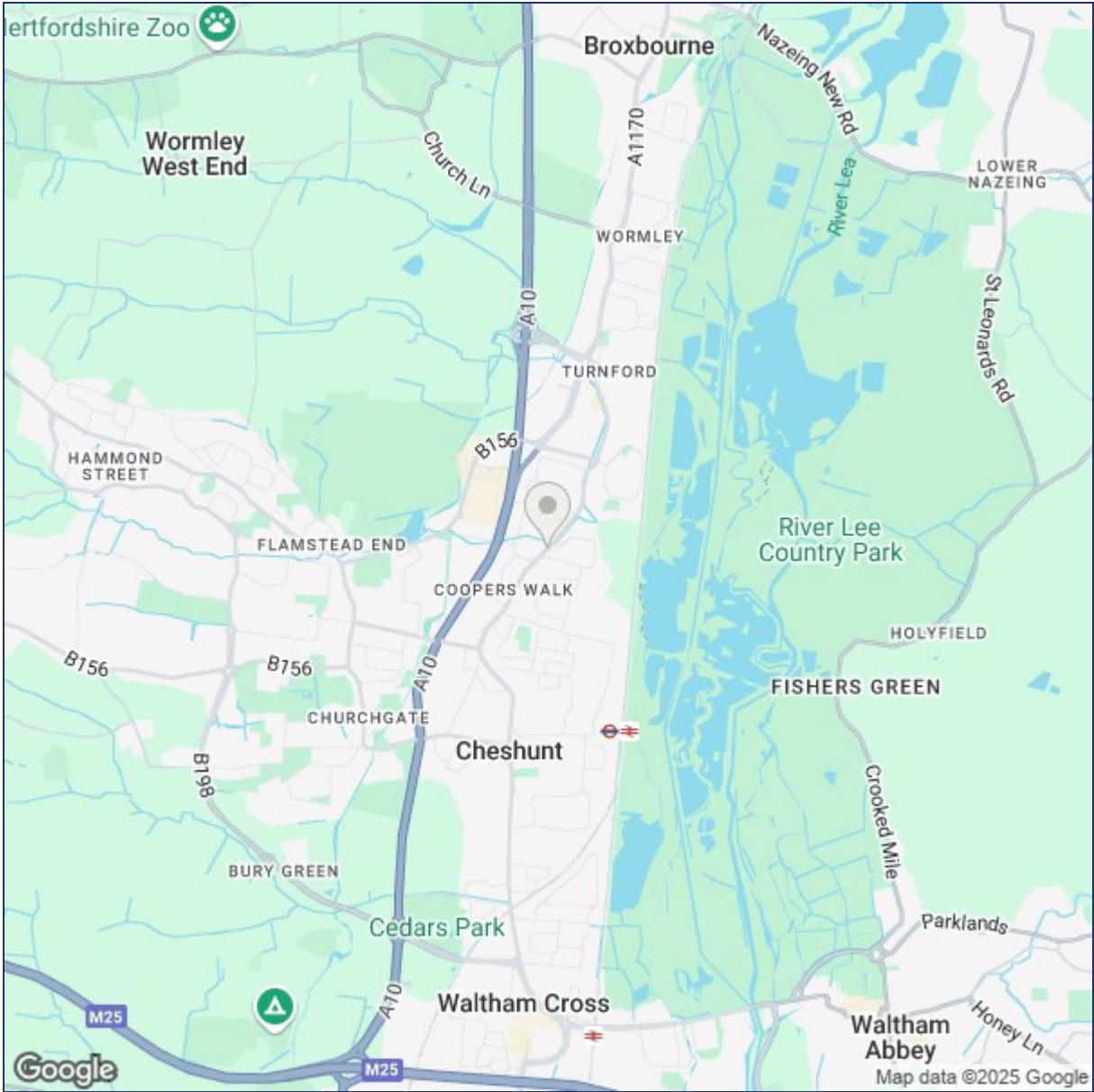
Service Charge - £380 per annum

Ground Rent - £10 per annum

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

