



- ONE BEDROOM HOUSE
- WELL PRESENTED
- LOUNGE/KITCHEN
- REAR GARDEN

Helens Gate , Thomas Rochford Way, Cheshunt, Waltham Cross, EN8 0SQ PRICE: £340,000 FREEHOLD

A beautify presented one bedroom cluster House situated within a cul de sac location on the popular Thomas Rochford way being within easy access Brookfield retail shopping centre and Lee Valley Regional park. The property would make an Ideal First time purchase. An internal viewing is strongly advised.



Property Description

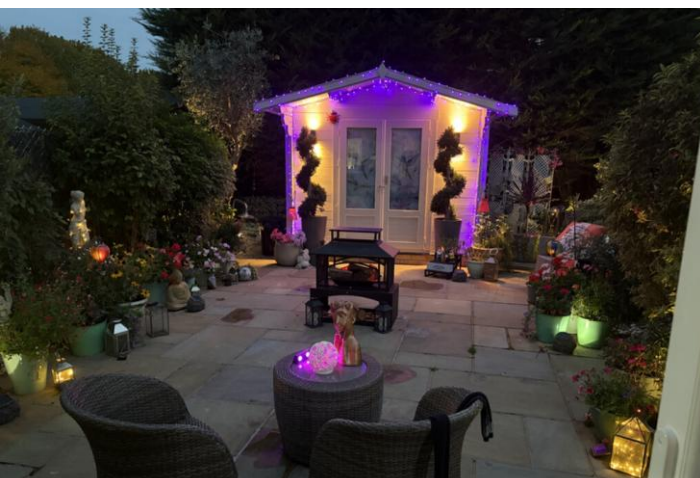
An attractive and well presented one bedroom cluster house offering modern accommodation, ideally situated within easy reach of Brookfield retail Park and Lee Valley regional Park.

The property benefits from an entrance porch, open plan lounge/kitchen with a modern fitted kitchen incorporating granite work surfaces and a range of integrated appliances, including dishwasher washing machine and microwave. To the first floor is a bedroom with fitted wardrobes and a modern bathroom.

Externally the property enjoys a beautifully presented rear garden with a useful chalet/summer house complete with power, lighting and heating. There is an additional drying area with artificial lawn and two storage units.

The property also benefits from convenient access to the A10, making it ideally positioned for commuters and local amenities.

An internal viewing is highly recommended.



CHARGES AND TENURE

Council Tax - Broxbourne Borough Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water



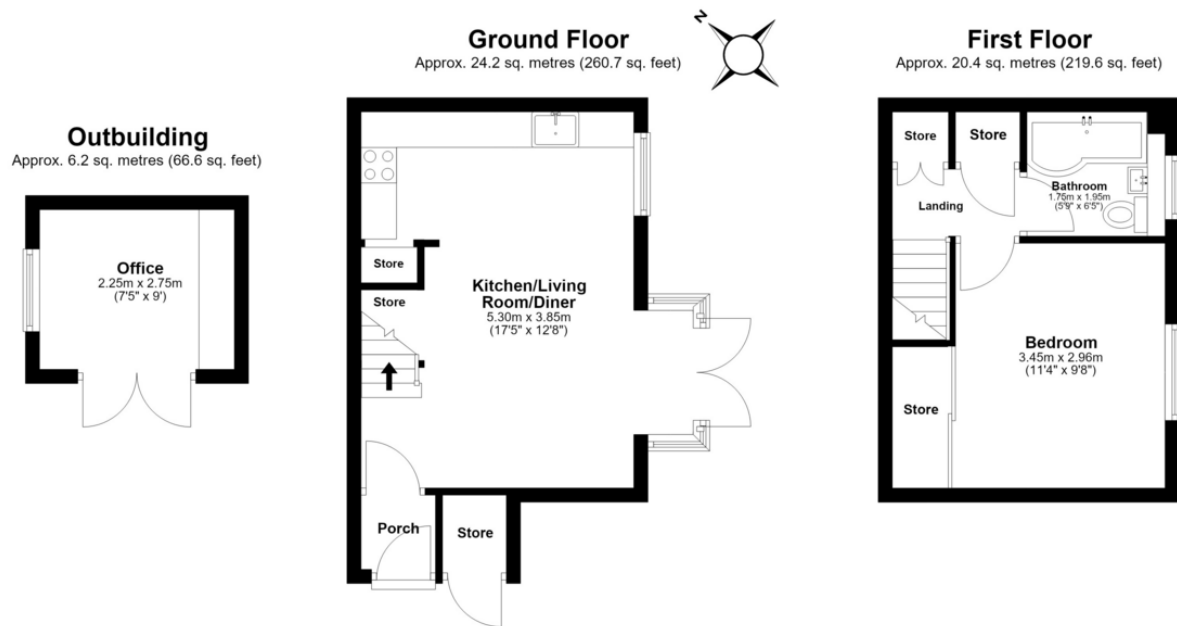
Heating - Gas Central Heating

Broadband EE

Mobile Signal and Coverage Vodafone Three EE O2

FOR ROOM SIZES PLEASE REFER TO FLOORPLAN





Total area: approx. 50.8 sq. metres (547.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Helens Gate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements