



**Shepherds**

Property Sales & Lettings

Wavell Close | Cheshunt | EN8 0LA | £335,000









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# Wavell Close | Cheshunt | EN8 0LA

Guide Price ( £335,000 - £350,000 ) Shepherds are delighted to present this rarely available and beautifully extended two-bedroom ground-floor maisonette, offering generous and versatile living accommodation throughout. Upon entering the property, you are welcomed by an entrance hall featuring multiple storage cupboards, including the added convenience of a utility cupboard. The property further comprises of a modern kitchen, a spacious lounge diner ideal for both relaxing and entertaining, two bedrooms with bedroom one benefiting from multiple storage solutions, and a modern family bathroom. Externally, the property boasts a substantial private rear garden, accessed directly from the kitchen, with a useful outbuilding located at the rear. Additional benefits include a private driveway providing off-street parking for multiple vehicles. Ideally situated within walking distance of sought-after schools and local amenities.

Lease remaining : 110 Years Renaming  
Ground Rent : £ 10 per year  
Service Charge : £540 Per Year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected  
Mains Water & Sewage. Electricity.  
Gas Connected

- Ground Floor Maisonette
  - Spacious Lounge Diner
  - Private Rear Garden With Outbuilding
- Two Bedrooms
  - Modern Family Bathroom
  - Private Driveway
- Extended
  - Utility Cupboard
  - Close To Schools and Local Amenities



Ground Floor	Bathroom
Private Front Door	8'1 x 5'11
Entrance Hall	Storage
Kitchen	Utility Cupboard
10'10 x 8'7	External
Lounge Diner	Rear Garden
13'9 x 11'6	43' x 19'
Bedroom One	Outbuilding
13'9 x 11'4 max	16'10 x 8'2
Built In Storage	Private Driveway
Bedroom Two	
8'1 x 6'8	





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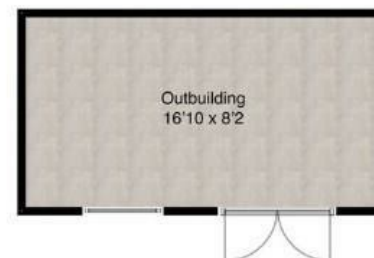
Tenure :  
Council:  
Tax Band:

Leasehold  
Broxbourne  
B





# Wavell Close, Cheshunt, EN8



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

