



**Shepherds**  
Property Sales & Lettings



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



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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

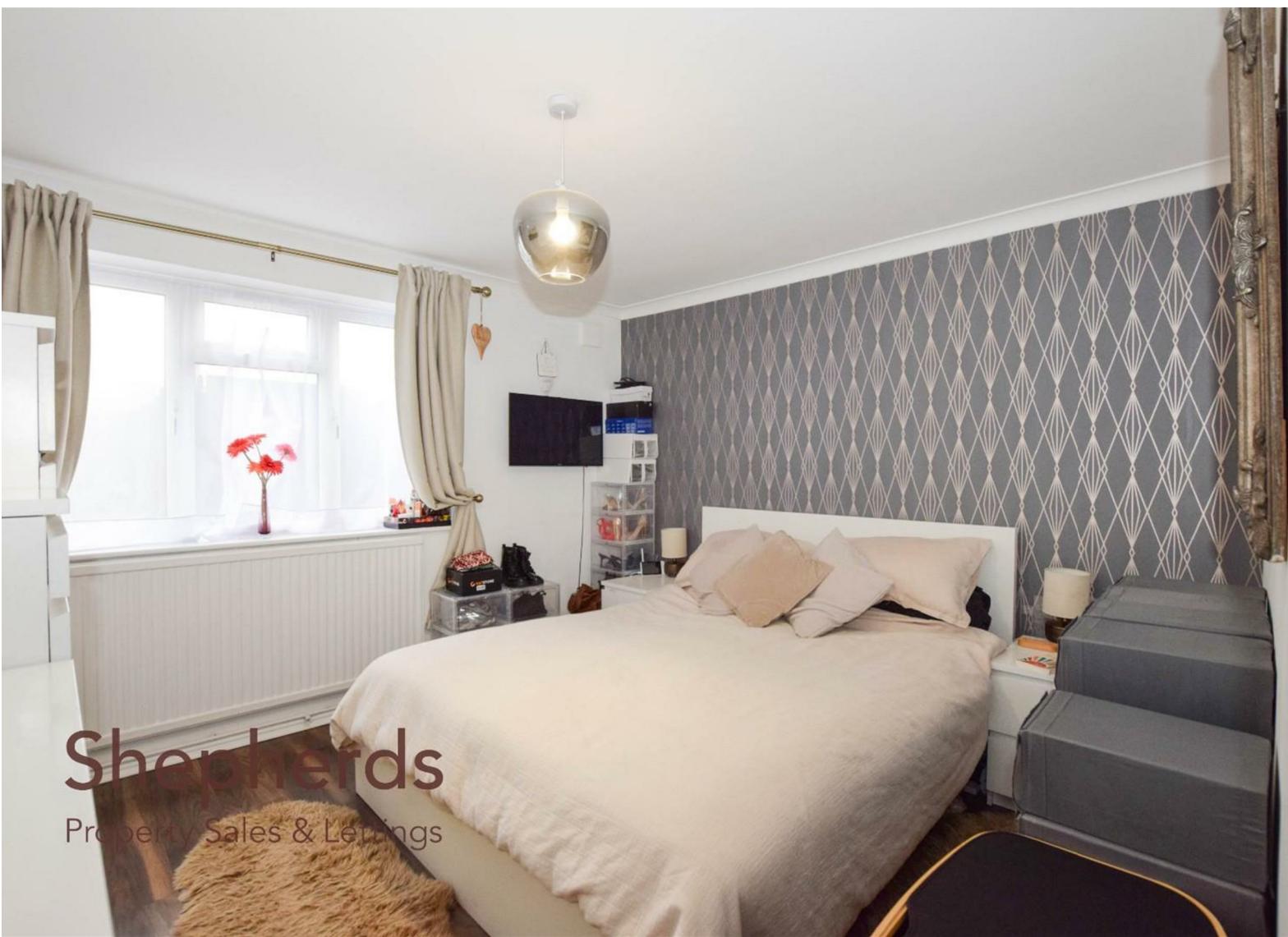
Mains Water & Sewage. Electricity.

Gas Connected

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



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	



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



**Tenure :** Leasehold  
**Council:** Broxbourne  
**Tax Band:** B

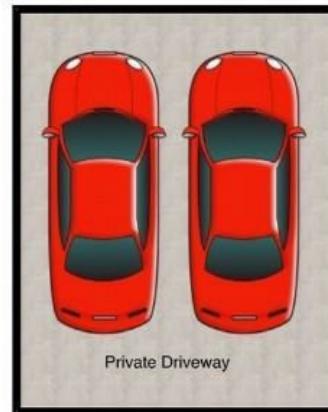
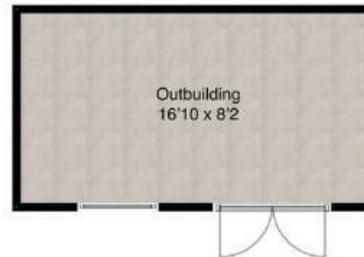


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# Wavell Close, Cheshunt, EN8



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.



FINE & COUNTRY

THE GUILD  
PROPERTY  
PROFESSIONALS



## 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)

