



Shaw Close, EN8 0HD
Waltham Cross





kings
GROUP

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Kings Group are proud to present this SPACIOUS, TWO BEDROOM FIRST FLOOR APARTMENT, WHICH INCLUDES A PRIVATE GARDEN.

Upon entering, you are greeted by a bright entrance hall. To the right lies the master bedroom, a generous double room with plenty of natural light, while to the left is the second double bedroom, equally spacious and versatile.

Continuing down the hallway, you arrive at the open-plan lounge and dining area, perfect for relaxing or entertaining, with a layout that maximises light and space. Off the hallway to the left, you will find a modern kitchen fitted with contemporary units and appliances, alongside a family bathroom finished to a high standard.

Externally, the property benefits from a private rear garden, accessible via the communal entrance hall, providing a secluded outdoor space for relaxation or entertaining.

This property combines practicality, comfort, and a sought-after location, making it a fantastic opportunity not to be missed.

£270,000



- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **PRIVATE GARDEN**
- **INTERNALLY SPACIOUS**
- **EASY ACCESS TO CHESHUNT STATION**
- **EASY ACCESS TO A10 AND M25**

Location

Shaw Close is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in West Cheshunt you will also benefit from being walking distance to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links

Shaw Close also offers fantastic commute links, with Cheshunt Station being under a 25 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 30 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Shaw Close offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Arlesdene Nursery School and Pre-School, Flamstead End School, Goffs Academy, Fairfields Primary School and Nursery and many more all under 1 mile away.

Additional Infomation

- **LEASEHOLD**
- **IDEAL FOR FIRST TIME BUYERS**
- **MODERN THROUGHOUT**
- **WALKING DISTANCE TO BROOKFIELD SHOPPING CENTRE**
- **CLOSE TO POPULAR SCHOOLS**

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

Lease - 86 Years Remaining - Additional Lease info available on request

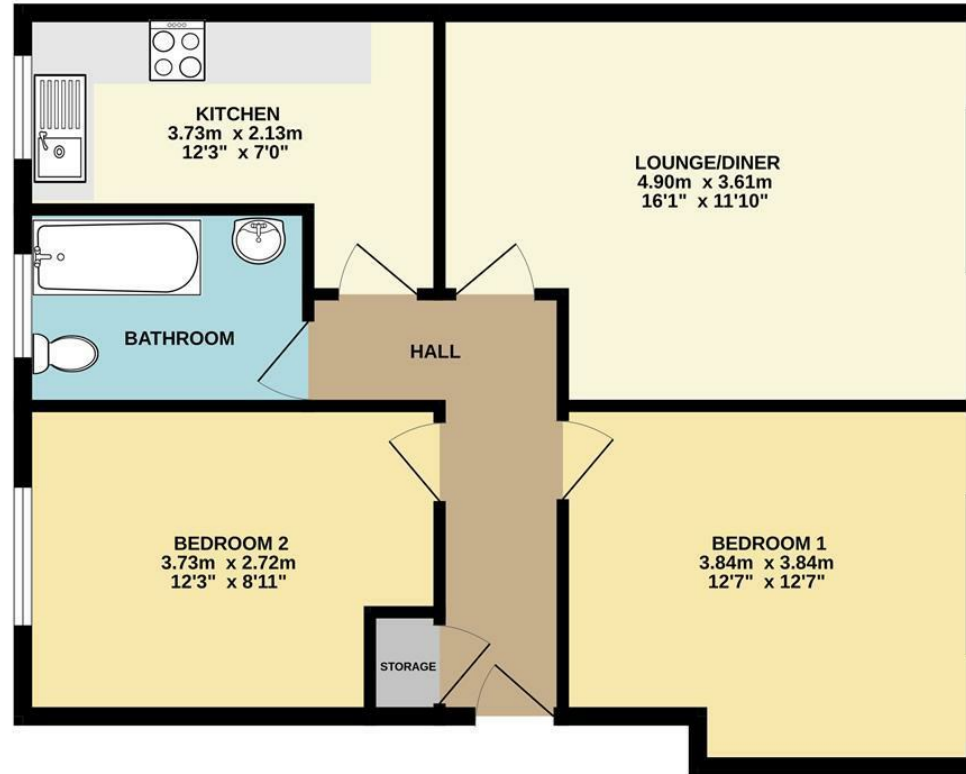
Service Charge - £1792.02 Per Annum

Ground Rent - £100 Per Annum



GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	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



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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