

Shepherds
Property Sales & Lettings

Perrysfield Road I Cheshunt I EN8 0TJ I £299,995


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Shepherds Estate Agents are pleased to offer this two double bedroom, first-floor maisonette, boasting a private garden, summer house, garage and rear driveway parking. This chain free home offers an appealing combination of indoor and outdoor space.

The property has its own ground-floor entrance lobby, with stairs leading to the first floor hallway. The accommodation comprises a spacious lounge/diner, a separate fitted kitchen, two double bedrooms and a bathroom. Ample storage and access to loft space add to the practical layout. Outside, the private rear garden features lawn, planted borders and decked seating areas, ideal for summer dining and relaxing outdoors. The summer house provides a further space to unwind, while the garage and rear driveway offer parking and additional storage. The property is conveniently positioned close to transport links, local amenities and both primary and secondary schools. TO BE SOLD CHAIN FREE.

Lease Information
Lease years Remaining : approx. 979 years : Ground Rent : £0 (peppercorn ground rent) : Maintenance £0

Services connected
Mains drainage, water, gas, electricity

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

- First Floor Maisonette
- Own Ground Floor Entrance
- Two Double Bedrooms
- Spacious Lounge And Dining Area
- Separate Fitted Kitchen
- Private Rear Garden
- Summer House & Garage
- Rear Driveway
- 900+ Year Lease





Front Door

Ground Floor Entrance

Staircase

First Floor Hallway

Lounge Diner
13'6 x 11'11

Kitchen
9'2 x 6'11

Bedroom One
14'9 x 11'11

Bedroom Two
11'8 x 8'6

Bathroom
6'4 x 5'6

Loft Space

Internal Storage

Outside

Private Rear Garden

Summer House
9'10 x 7'9

Garage
16'6 x 8'10

Rear Driveway

Chain Free Sale

Note









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.



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


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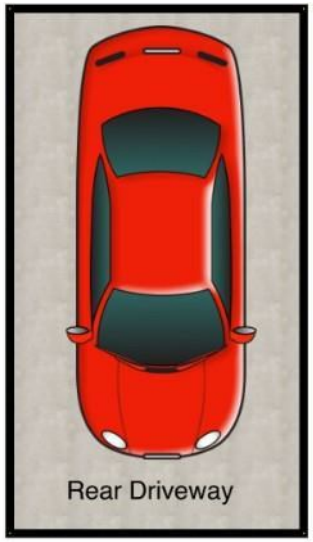

BARCELONA
Shepherds

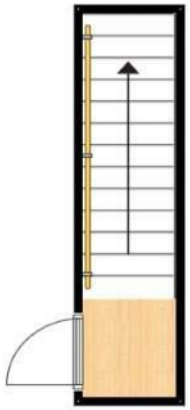

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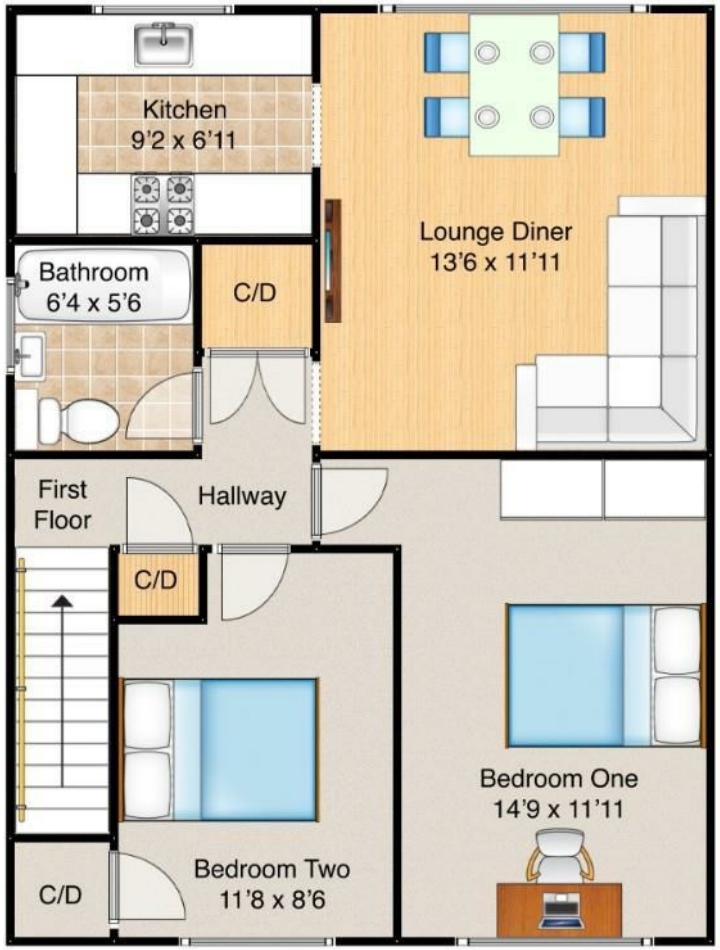

UNICORN
BAILEY
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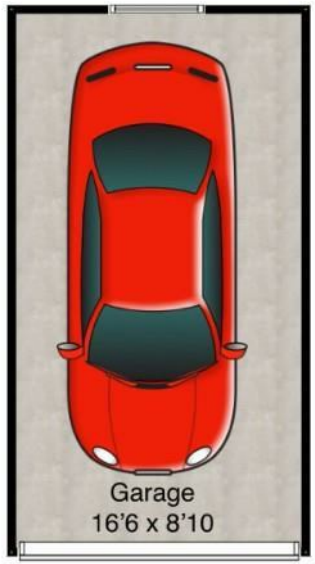
Perrysfield Road, Cheshunt, Hertfordshire











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