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Property Sales & Lettings



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Hargreaves Avenue | Cheshunt | EN7 5BD | Offers In Excess Of £315,000





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# Hargreaves Avenue | Cheshunt | EN7 5BD

GUIDE PRICE £315,000 - £325,000. Shepherds are pleased to present this exceptional and rarely available ground floor maisonette, complete with its own private rear garden. The accommodation offers a bright and spacious open-plan layout, featuring a modern fitted kitchen alongside a welcoming living and dining area. There are two double bedrooms and a beautifully finished bathroom. Further benefits include double glazing, gas central heating, and an impressive remaining lease of approximately 119 years. Externally, the property enjoys off-street parking to the front and a low-maintenance private garden to the rear. Ideally situated in the ever-popular West Cheshunt area, the home is conveniently placed for local amenities, transport links, and well-regarded schools.

- Rarely Available Ground Floor Maisonette
- Private Low-Maintenance Rear Garden
- Bright Open-Plan Living/Dining Space
- Modern Fitted Kitchen
- Two Double Bedrooms
- Stylish High-Quality Bathroom
- Off-Street Parking
- Long Lease Approx. 119 Years
- Sought-After West Cheshunt Location



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Front Door

Private Rear Garden

Entrance Hall

Private Rear Garden

Open Plan Lounge / Kitchen Diner

Allocated Parking Space

18'3 x 15'6

Communal Visitors Parking Space

Bedroom One

15'6 x 9'2

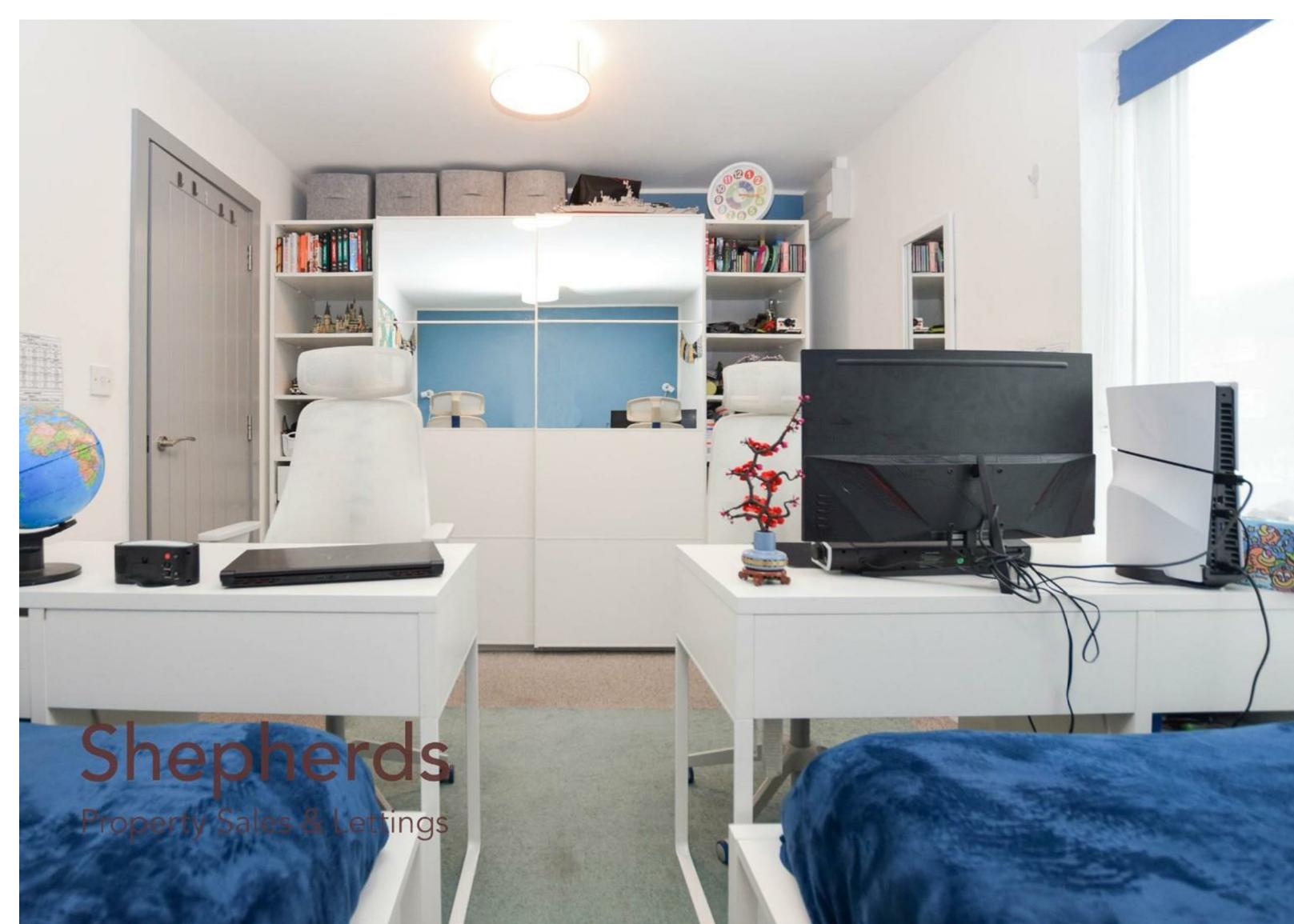
Bedroom Two

9'11 x 9'7

Bathroom

8'8 x 5'8

Outside



**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 Borough  
**Tax Band:** B

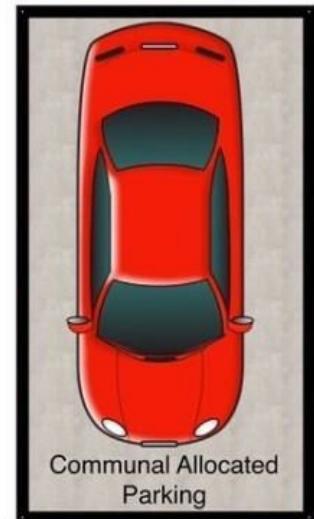


# Hargreaves Avenue, West Cheshunt, Hertfordshire



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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)

