



 Paul Wallis

Carleton Road, Cheshunt, EN8 0BD |  
Offers in the Region Of £250,000 | Leasehold

## Carleton Road, Cheshunt, EN8 0BD

**\*\* CHAIN FREE \*\*** This large TWO BEDROOM first floor maisonette benefits from two large bedrooms, kitchen, family bathroom and spacious lounge. The property itself is in need of modernisation and has ample potential to extended (STPP), gas central heating, double glazed windows & own rear garden. Short walk to the station, close to the A10 and M25 and close to local shops and amenities.

### Key features

- Chain Free
- Garden
- Loft Access
- Potential To Extend (STPP)
- Two Bedrooms
- In Need Of Updating
- First Floor
- Gas Central Heating

### Property Information

Tenure

Leasehold

Council Tax

B

EPC Rating

D

Local Authority

Broxbourne Borough Council

Lease Length

88 Years

Service Charge & Ground Rent

NIL



**Paul Wallace Estate Agents**  
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**Opening Times**

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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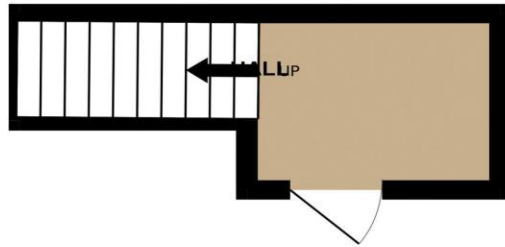
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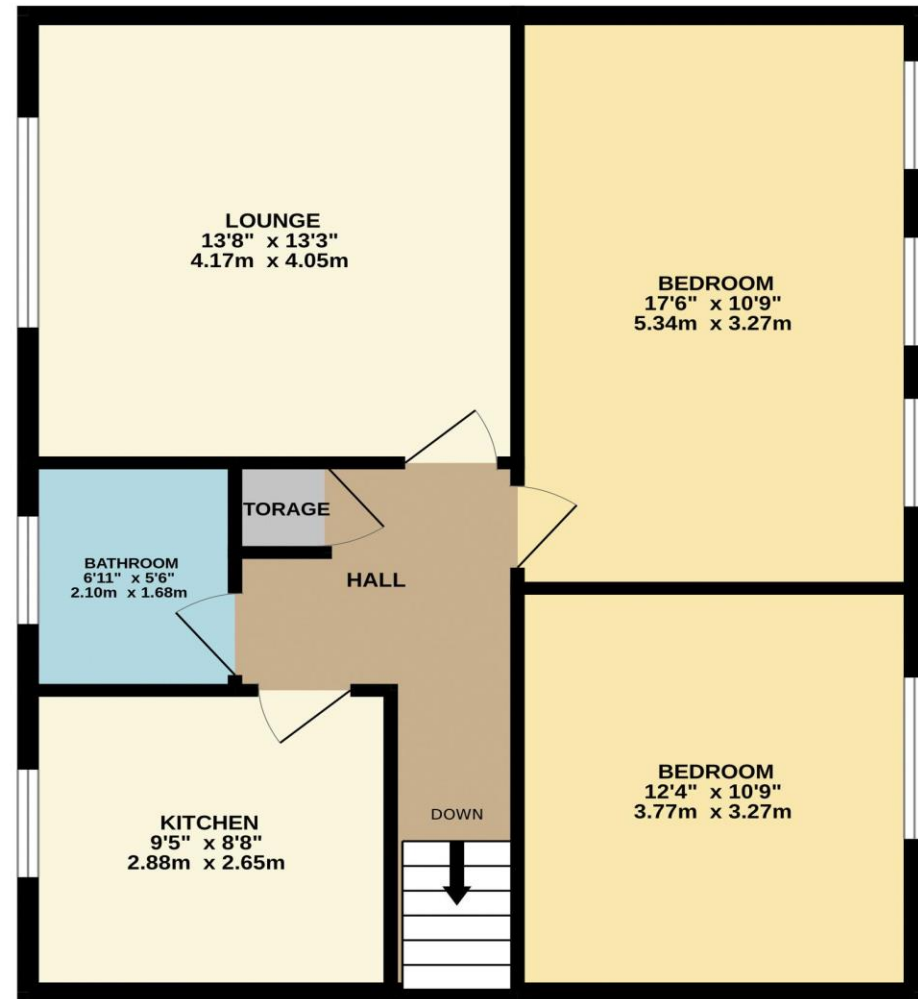
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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.

GROUND FLOOR  
57 sq.ft. (5.3 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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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