



HANNAH'S PICTURE FRAMING  
01992 631935  
23a

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Cheshunt Wash, Cheshunt, EN8 0LJ |  
£199,995 | Leasehold

## Cheshunt Wash, Cheshunt, EN8 0LJ

TWO BEDROOM, FIRST-FLOOR FLAT with brand new LEASE A very well presented, spacious and modern property that features a modern bathroom with spa bath, modern fitted kitchen with breakfast bar and integrated appliances. The property is conveniently located on the High Street, with exceptional access to local shops, schools and transport links and only a short distance from Brookfield Shopping Centre and easy access to A10 & M25. Due to this being a new property, service charge is yet to be confirmed.

### Key features

- Two Bedroom Flat
- Brand New Lease
- Modern Fitted Kitchen
- Double Glazed Throughout
- First-Floor
- Very Well Presented
- Modern Bathroom
- Gas Central Heating

### Property Information

Tenure

Leasehold

Council Tax

A

EPC Rating

C

Local Authority

Broxbourne Borough Council

Lease Length

125 Years Upon Completion

Service Charge & Ground Rent

TBC



**Paul Wallace Estate Agents**  
Brookfield Centre  
Cheshunt  
Hertfordshire  
EN8 0NN

01992 781100

cheshunt@paulwallace.co.uk

www.paulwallace.co.uk

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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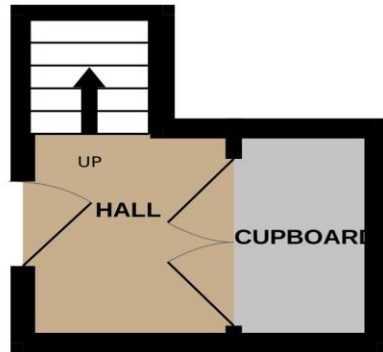
Cheshunts leading estate agent.  
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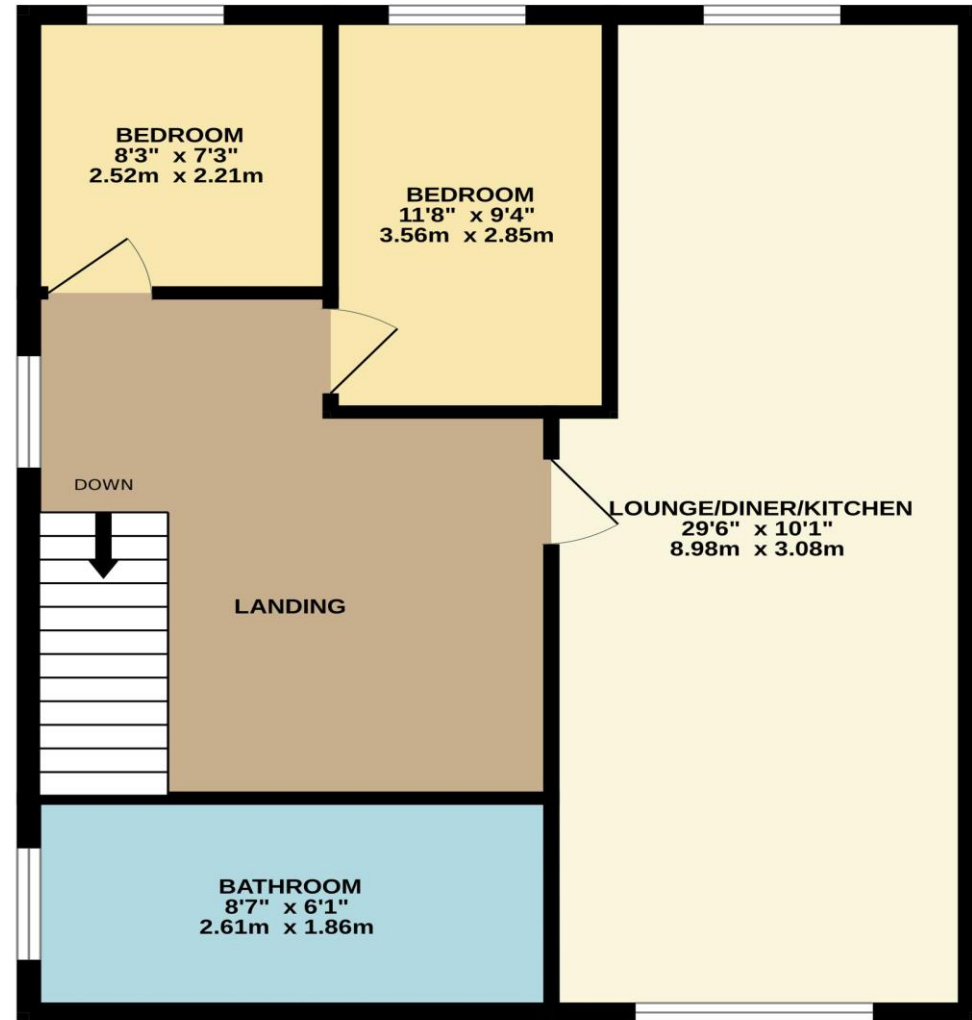




GROUND FLOOR  
65 sq.ft. (6.0 sq.m.) approx.



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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