

Shepherds
Property Sales & Lettings

Turners Hill I Cheshunt I EN8 9DU I £215,000


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Shepherds Estate Agents are pleased to offer to the market this spacious ground floor two bedroom maisonette ideally located just off Cheshunt High Street. The accommodation comprises a separate kitchen, bright open-plan lounge diner, two good-sized double bedrooms and a family bathroom. The property further benefits from an allocated parking space and well-maintained communal gardens. Perfectly placed the home is a short walk from Cheshunt Station with frequent services to London Liverpool Street, close to shops on the High Street , The Old Pond and Brookfield Farm Shopping Centre as well as within easy reach of popular local schools. To be sold CHAIN FREE.

Lease Information
Lease years Remaining : 84 Years
Ground Rent : £50
Maintenance £ 2,557.70

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.

Note: Some photographs may have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.

- Chain Free Sale
- Two Double Bedrooms
- Short Walk To Cheshunt Station
- Ground Floor Maisonette
- Allocated Parking Space
- Close To The High Street, The Old Pond & Brookfield Retail Park
- Bright Open-Plan Lounge Diner
- Communal Gardens
- Local Schools Nearby





Front Door

Lounge Diner
15'10 x 15'8

Cupboard

Inner Lobby

Kitchen
11'8 x 6'9

Bedroom One
12'6 x 9'8

Bedroom Two
9'1 x 7'8

Bathroom
6'9 x 5'9

Cupboard

External

Allocated Parking Space

Communal Gardens









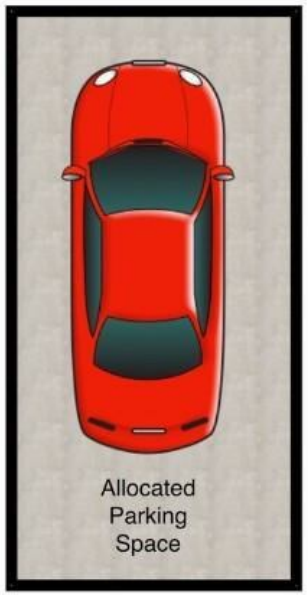
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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:	**C**

Ferguson Grove, Turners Hill, Cheshunt, EN8





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www.shepherdsestates.co.uk

This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide onlyand 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.



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