



Shepherds  
Property Sales & Lettings



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Hatton Road | Cheshunt | EN8 9QF | £160,000









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# Hatton Road | Cheshunt | EN8 9QF

Shepherds are pleased to market this stunning renovated one-bedroom ground floor apartment, which offers stylish modern living just a stone's throw from the High Street, train station, and local schooling. The property features a bright lounge/diner, contemporary fitted kitchen, comfortable double bedroom, and a modern shower room. Residents benefit from communal parking and well-maintained gardens, creating a peaceful setting close to all amenities. The property currently has approximately 45 years remaining on the lease, however, there is an option to purchase with an extended lease of an additional 125 years for £200,000. TO BE SOLD CHAIN FREE.

- Renovated Ground Floor Apartment
  - Modern Fitted Kitchen
  - Shared Gardens
- One Double Bedroom
  - Stylish Shower Room
  - Prime Central Location
- Bright Lounge/Diner
  - Communal Parking
  - Lease Extension Option Available



Communal Door	Shower Room
Communal Entrance	6'6 x 6'4
Front Door	Outside
Ground Floor	Communal Parking
Entrance Hall	Communal Gardens
Lounge Diner	
16'10 x 10'10	
Kitchen	
10'10 x 7'1	
Double Bedroom	
12'10 x 10'1	





**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.



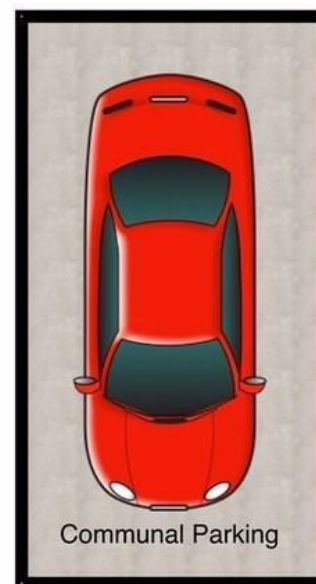
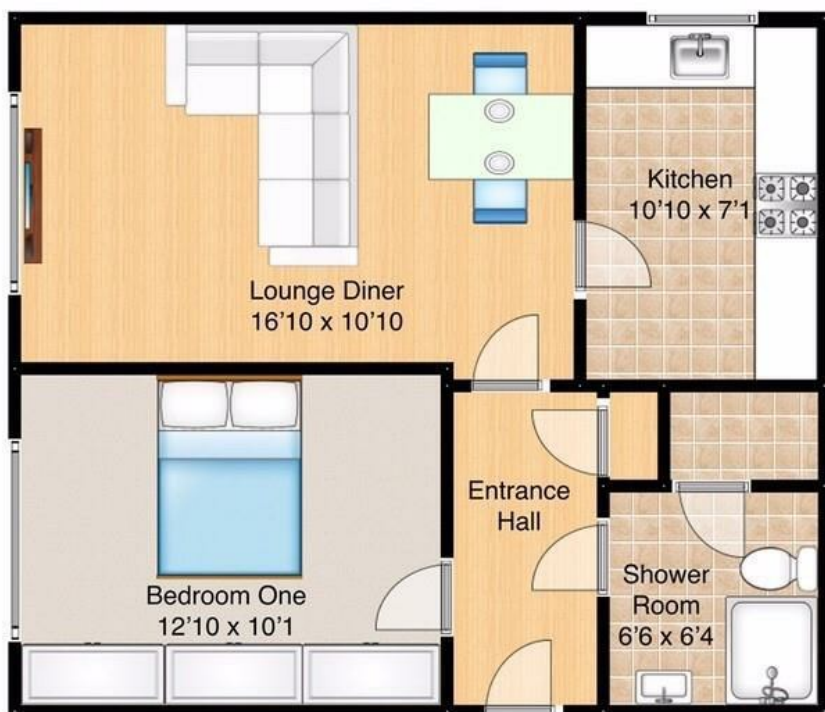
**Tenure :**  
**Council:**  
**Tax Band:**

**Leasehold**  
**Broxbourne Borough**  
**B**





## Hatton Road, Cheshunt, Hertfordshire



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.



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## 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)

**FINE & COUNTRY**

