



# Shepherds

Property Sales & Lettings

College Road | Cheshunt | EN8 9LZ

Offers In Excess Of £145,000



Introducing this first-floor studio apartment, perfectly positioned in the highly regarded West Cheshunt area. This property is ideal for first-time buyers, investors, or anyone seeking a stylish low-maintenance home. Step inside to discover a welcoming open plan lounge diner and bedroom, complemented by double-glazed windows throughout. There is a separate kitchen and a bathroom completing this home. Set within communal grounds, the property also boasts a private external store room — a rare and valuable addition. Situated moments from the A10, M25, and excellent public transport links, this standout studio offers effortless access to London, Hertfordshire, and surrounding areas, making everyday travel smooth and stress-free.

Lease Information provided via seller (advised to be confirmed via solicitors) -

Lease - 107 years remaining  
Ground Rent £10 per annum  
Maintenance £1,100 per annum



**Shepherds**  
Property Sales & Lettings

**CHESHUNT**  
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

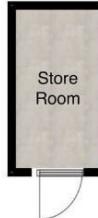
**HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

# College 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.



Communal Entrance

First Floor

Front Door

Hall

Lounge Diner / Bedroom  
15'11 x 12'2

Kitchen  
7'4 x 6'8

Bathroom  
7'4 x 4'8

C/D

Outside

Private Store Room

Communal Parking

Communal Gardens

- First-Floor Studio Apartment
- West Cheshunt Location
- Bright Open-Plan Living/Bedroom Space
- Double-Glazed Windows Throughout
- Separate Kitchen
- Modern Bathroom
- Communal Grounds
- Private External Store Room
- Excellent Access To A10, M25 & Transport Links

