



Shepherds

Property Sales & Lettings



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Springfield Road | Cheshunt | EN8 8TD | £220,000



BRITISH PROPERTY AWARDS 2025
GOLD WINNER
FOR ESTATE AGENT IN
WALTHAM CROSS &
CHESHUNT


DAWN HUGHES
HEAD JUDGE
BRITISH PROPERTY AWARDS




ROBERT MCLEAN
DIRECTOR
BRITISH PROPERTY AWARDS



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Shepherds are pleased to present this well-presented chain free ground floor one bedroom flat, ideally located within the popular Claire Court development in Cheshunt.

This property is being offered chain free and makes an excellent first-time purchase or buy-to-let investment. Internally, the flat offers a spacious lounge diner, a well-proportioned bedroom, and a separate kitchen and bathroom. Further benefits include a secure entry phone system, fitted storage, communal garden and a garage en bloc.

Perfectly positioned for commuters, the property is within easy walking distance of both Theobalds Grove and Cheshunt BR stations, offering direct access to London Liverpool Street. Local shops, bus routes, and amenities are all conveniently close by.

Lease Information

148 Years Remaining : Ground Rent £ 0 per Year, Maintenance Charge: £1,560 per year

All lease information has been provided verbally by the owner and will need to be confirmed by your solicitor.

Services Connected: Mains Water & Sewage. Electricity. Gas Connected

- Ground Floor Apartment
- Spacious Lounge
- Walking Distance to Theobalds Grove & Cheshunt Station
- Entry Phone System
- Gas Heating
- Long Lease – Approx. 148 Years Remaining
- Double Bedroom
- Garage En Bloc
- Chain Free



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Chain Free	Bedroom
Communal Entrance	13'2 x 8'8
Entry Phone System	Built In Wardrobe
Front Door	External
Hallway	Garage En Bloc
Lounge Diner	Communal Parking
18'9 x 9'9	Communal Gardens
Kitchen	
8'8 x 7'2	
Bathroom	
7'2 x 5'7	



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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.

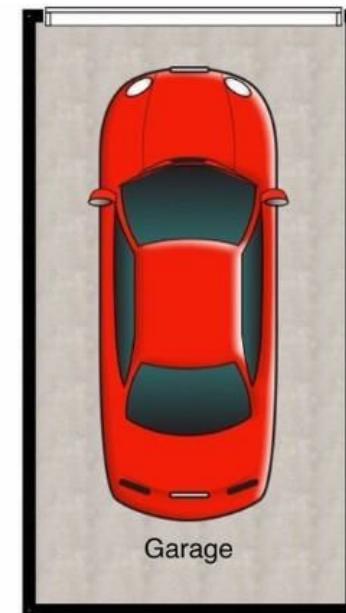


Tenure : Leasehold
Council: Broxbourne
Tax Band: B

Claire Court, Springfield Road, EN8



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FINE & COUNTRY

THE GUILD
PROPERTY
PROFESSIONALS



CHESHUNT

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