



Shepherds

Property Sales & Lettings

Wavell Close | Cheshunt | EN8 0LA | Offers In Excess Of £325,000





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Shepherds are delighted to present this rarely available and beautifully extended two-bedroom ground-floor maisonette, offering generous and versatile living accommodation throughout. Upon entering the property, you are welcomed by an entrance hall featuring multiple storage cupboards, including the added convenience of a utility cupboard. The property further comprises of a modern kitchen, a spacious lounge diner ideal for both relaxing and entertaining, two bedrooms with bedroom one benefiting from multiple storage solutions, and a modern family bathroom. Externally, the property boasts a substantial private rear garden, accessed directly from the kitchen, with a useful outbuilding located at the rear. Additional benefits include a private driveway providing off-street parking for multiple vehicles. Ideally situated within walking distance of sought-after schools and local amenities.

Lease remaining : 110 Years Renaming
Ground Rent : £ 10 per year
Service Charge : £540 Per Year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected
Mains Water & Sewage. Electricity.
Gas Connected

- Ground Floor Maisonette
 - Spacious Lounge Diner
 - Private Rear Garden With Outbuilding
- Two Bedrooms
 - Modern Family Bathroom
 - Private Driveway
- Extended
 - Utility Cupboard
 - Close To Schools and Local Amenities



Ground Floor	Bathroom
Private Front Door	8'1 x 5'11
Entrance Hall	Storage
Kitchen	Utility Cupboard
10'10 x 8'7	External
Lounge Diner	Rear Garden
13'9 x 11'6	43' x 19'
Bedroom One	Outbuilding
13'9 x 11'4 max	16'10 x 8'2
Built In Storage	Private Driveway
Bedroom Two	
8'1 x 6'8	



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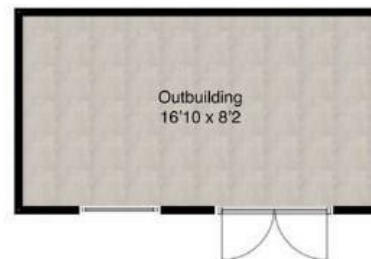


Tenure :
Council:
Tax Band:

Leasehold
Broxbourne
B



Wavell Close, Cheshunt, EN8



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