

# Shepherds

Property Sales & Lettings



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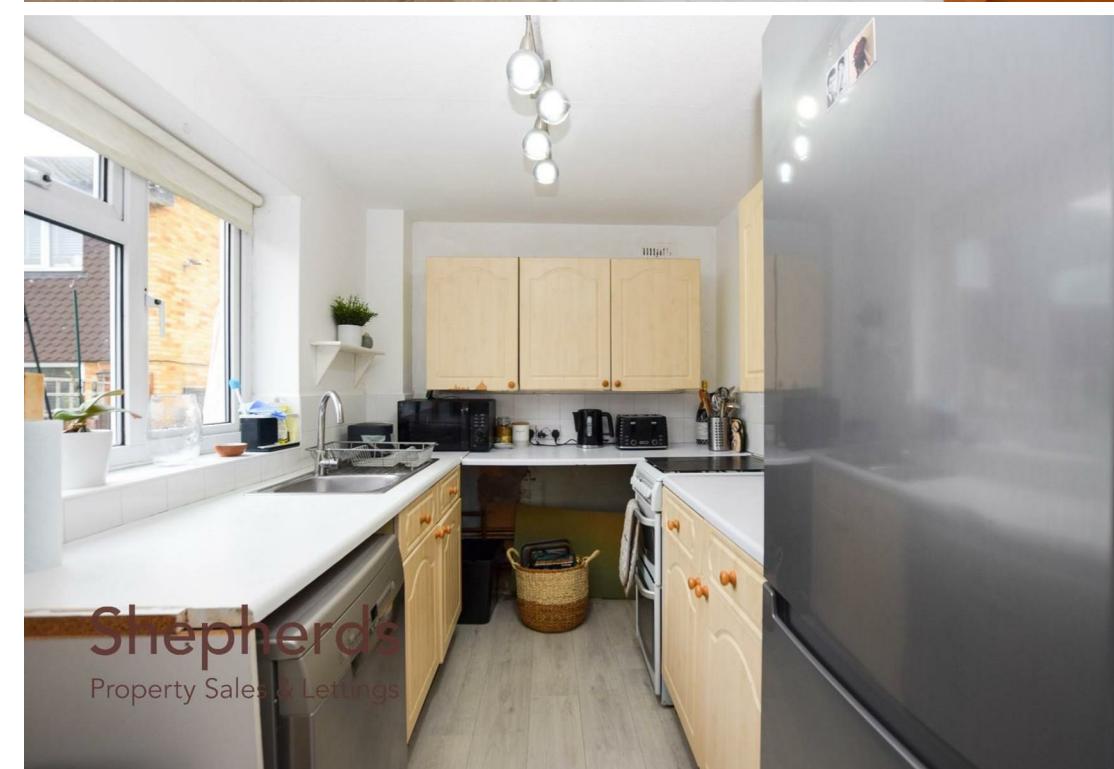
Perrysfield Road | Cheshunt | EN8 0TL | £315,000



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# Perrysfield Road | Cheshunt | EN8 0TL

Shepherds Estate Agents are pleased to offer for sale this generously sized two-bedroom ground floor maisonette, featuring direct access to a private garden. The property further benefits from an extended lease with approximately 943 years remaining and no maintenance charges. Accommodation includes a lounge/diner with French doors opening onto the garden, a fitted kitchen, two well-proportioned double bedrooms, and a bathroom. Outside, the property enjoys its own private garden along with a garage en bloc. CHAIN FREE SALE.

## Lease Information

Share of Freehold

Lease years Remaining : 943 Years plus remaining

Ground Rent : £0 (peppercorn ground rent)

Maintenance £ 0

## 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.

- Two-Bedroom Ground Floor Maisonette
- Spacious Accommodation Throughout
- Direct Access To Private Garden
- Lounge/Diner With French Doors
- Two Double Bedrooms
- Long Lease Approx 943 Years Remaining
- No Maintenance Charges
- Share Of Freehold
- Garage En-Bloc & Chain Free



Ground Floor

Bathroom

Front Door

6'2 x 5'6

Entrance Hall

C/D

Lounge Diner

Outside

13'2 x 11'9

Private Rear Garden

Kitchen

Garage En Bloc

9'6 x 6'9

16'5 x 8'2

Bedroom One

14'7 x 12'

Bedroom Two

11'4 x 8'2



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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.

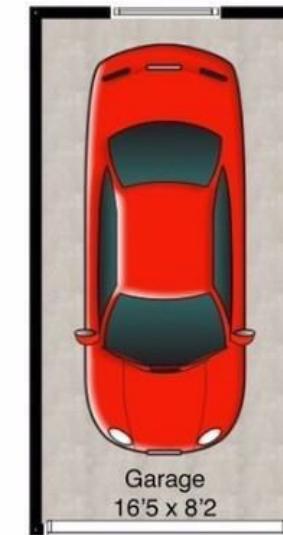


**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** B





Perrysfield 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.



FINE & COUNTRY

THE GUILD  
PROPERTY  
PROFESSIONALS



## 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)

