
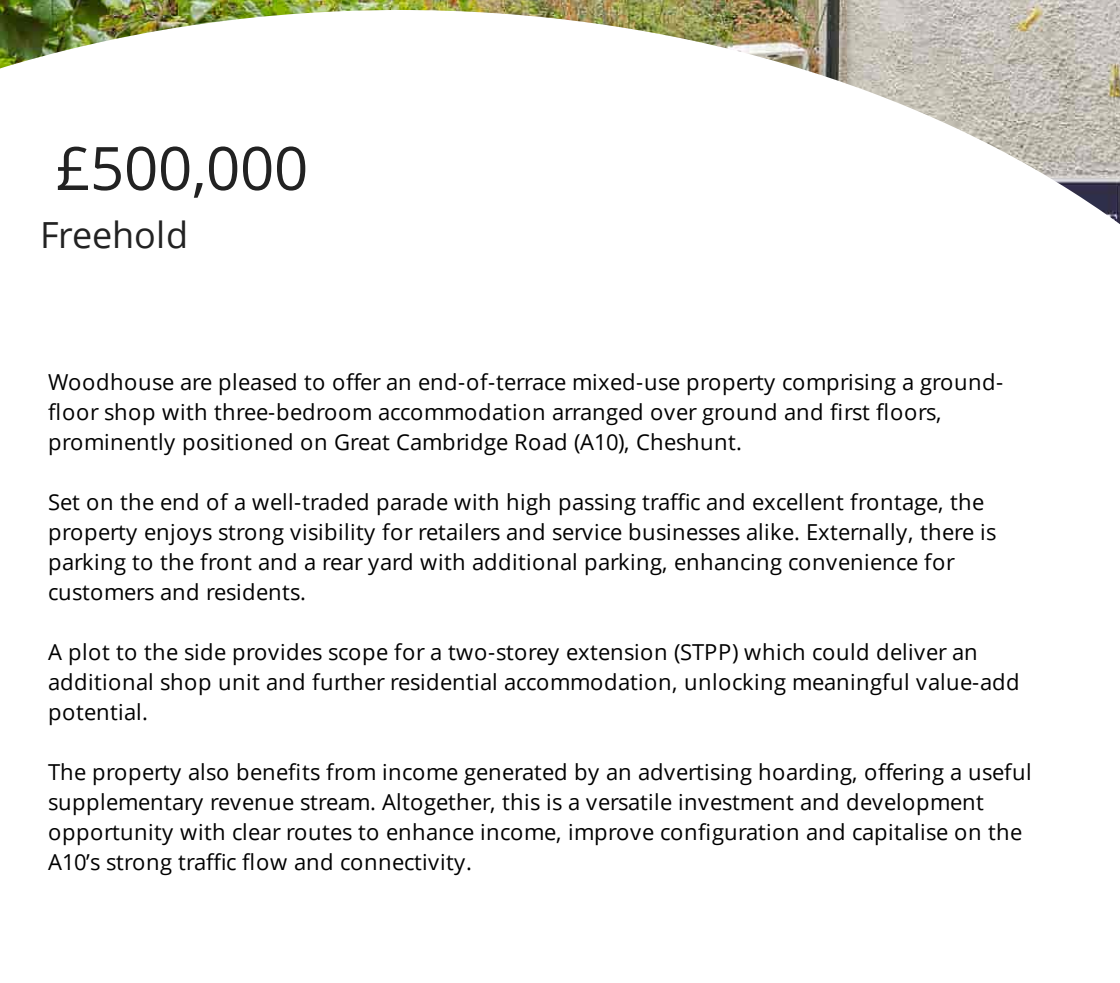




61 Great Cambridge Road,
Cheshunt, Waltham Cross,
Hertfordshire. EN8 8NZ



£500,000

Freehold

Woodhouse are pleased to offer an end-of-terrace mixed-use property comprising a ground-floor shop with three-bedroom accommodation arranged over ground and first floors, prominently positioned on Great Cambridge Road (A10), Cheshunt.

Set on the end of a well-traded parade with high passing traffic and excellent frontage, the property enjoys strong visibility for retailers and service businesses alike. Externally, there is parking to the front and a rear yard with additional parking, enhancing convenience for customers and residents.

A plot to the side provides scope for a two-storey extension (STPP) which could deliver an additional shop unit and further residential accommodation, unlocking meaningful value-add potential.

The property also benefits from income generated by an advertising hoarding, offering a useful supplementary revenue stream. Altogether, this is a versatile investment and development opportunity with clear routes to enhance income, improve configuration and capitalise on the A10's strong traffic flow and connectivity.





Shop

6m x 4.4m (19' 8" x 14' 5")
Approx Sales Area 26 sqm

Ground & 1st Floor Accommodation

Ground Floor Reception Room
4.1m x 3.5m (13' 5" x 11' 6")

Storage Room
1.8m x 1.5m (5' 11" x 4' 11")

Kitchen
3.0m x 1.8m (9' 10" x 5' 11")

Conservatory
2.7m x 2.5m (8' 10" x 8' 2")

1st Floor

Bedroom 1
4.2m x 3.4m (13' 9" x 11' 2")

Bedroom 2
4.0m x 3.6m (13' 1" x 11' 10")

Bedroom 3
2.6m x 2.5m (8' 6" x 8' 2")

Bathroom
1.7m x 1.6m (5' 7" x 5' 3")

Land to Side with Development Potential (STPP)

Large Rear Yard with Parking to Rear and Front
Additional Income from Advertising Hoarding

SALES DISCLAIMER

Services, fixtures and fittings haven't been tested.

All measurements are approximate. Your solicitor will confirm tenure and any other legal information.

As required by Money Laundering Regulations, should your offer be accepted, we will require proof of identity & funds.



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