

SOLD STC

£314,950 Leasehold



WOODHOUSE
PROPERTY CONSULTANTS

**221 High Street, Cheshunt,
Waltham Cross, Hertfordshire.
EN8 0BA**

ABOUT THE PROPERTY

Woodhouse are pleased to offer this larger-than-average maisonette ideal for any first-time buyer or downsizer. Benefits that are rare for a maisonette around here are a spacious lounge, a lovely rear garden, and an additional garden to the front that could also be converted to a driveway (STPP).

Being a maisonette, this charming home has its own entrance to the ground floor that leads upstairs to the 1st floor. Both Bedrooms are double, and there is gas central heating and double-glazed windows.

There are plenty of amenities at hand. You are walking distance to Cheshunt Station which takes you straight into Liverpool St in about 20 minutes. You have the shops & eateries of the High Street furthermore Brookfield Centre with all of its amenities there. For road links, the A10 / M25 are minutes away.

Contact Woodhouse today to come and see for yourself what this inviting home has to offer you and your family! Viewings available 7 days a week.

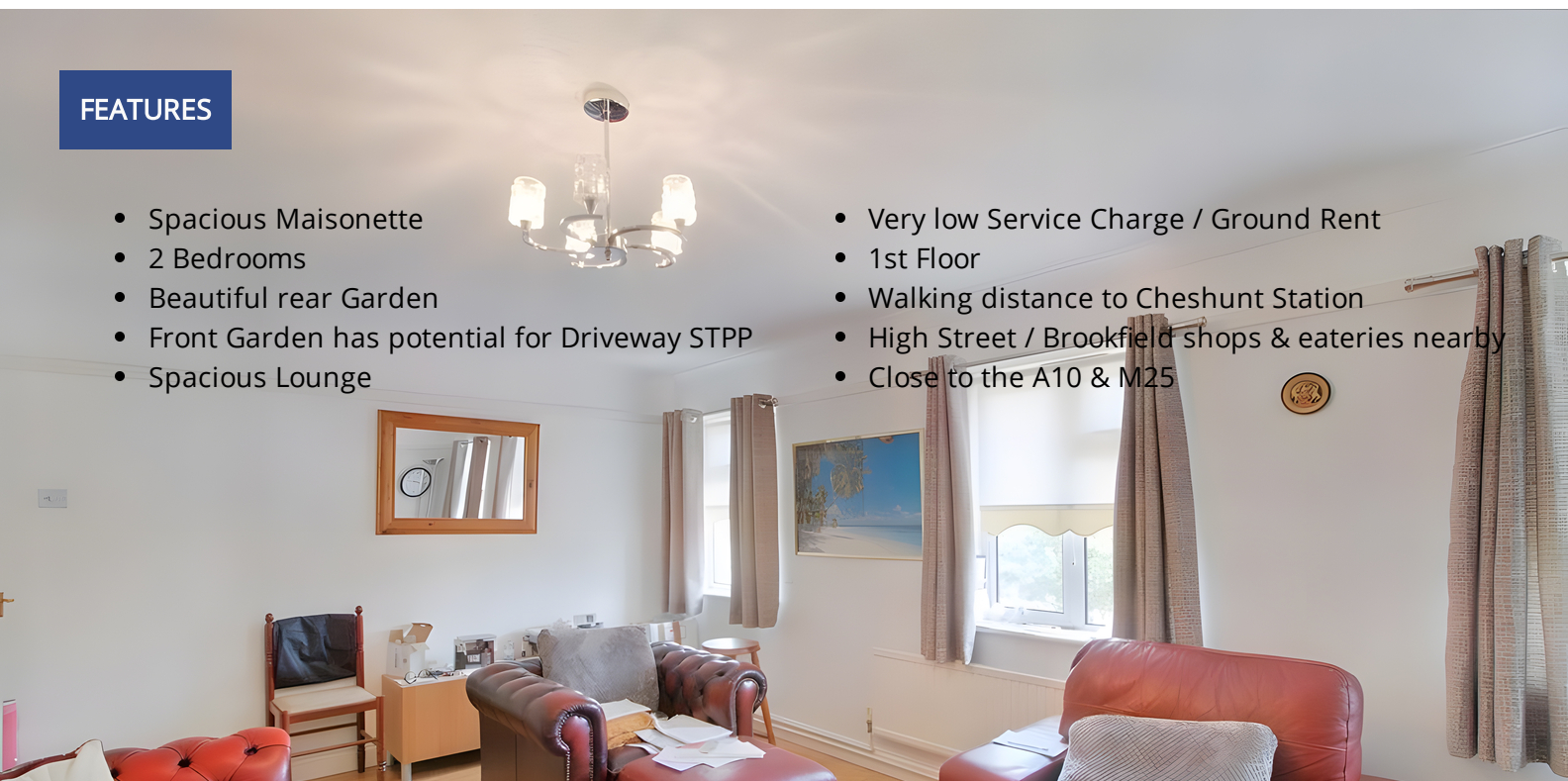
DID YOU KNOW...

If you're not local, what can you expect living in this neighbourhood?

- The local station is Cheshunt Station, which takes you to Liverpool St in approx 20 minutes / Oxford St in approx 40 minutes.
- You are well-served in terms of road links. In several minutes, you are on the M25. And shortly beyond that take your pick for the M1, M11 & A1. The A10 has quick and direct routes to London, or north towards Cambridge.
- You are just over the road from Brookfield Centre, with its array of large shops and eateries. Brookfield is also part of an exciting £400-million development project, which will include under current plans even more shops, boutiques, restaurants & a cinema
- Also several minutes drive away is Paradise Wildlife Park. An annual pass is recommended for the kids to enjoy the safari animals and reptiles, as well as the nationally-renowned 'mini-Jurassic Park' with over 30 life-sized moving dinosaurs.
- A few minutes away is Lea Valley, a vast area encompassing heritage sites, cycling, walking, white water rafting, horse riding, nature reserves and wide open spaces.
- The latest news is that Hollywood is coming to Europe, and with a whole continent to choose from they have selected this borough as their base. The behemoth Sunset Studios are ploughing £700m to take 91 acres in nearby greenfield. Google are also opening up a \$1-billion dollar site opposite them.

FEATURES

- Spacious Maisonette
- 2 Bedrooms
- Beautiful rear Garden
- Front Garden has potential for Driveway STPP
- Spacious Lounge
- Very low Service Charge / Ground Rent
- 1st Floor
- Walking distance to Cheshunt Station
- High Street / Brookfield shops & eateries nearby
- Close to the A10 & M25



ROOM DESCRIPTIONS

Lease Details

Tenure:
86 years remaining on the lease.

Ground Rent
£10 per annum

Service Charge:
£32 per month

Council Tax Band: C

Dimensions

Entrance Hall - Stairs to First Floor Landing.

First Floor Landing - Storage cupboard and doors leading to all rooms.

Lounge - 4.98m x 4.04m (16'4" x 13'3") - Radiator and three windows to front aspect.

Kitchen - 2.87m x 2.62m (9'5" x 8'7") - Fitted electric cooker with hob and extractor hood, stainless steel sink with drainer and mixer tap, rolltop work surfaces with eye and base level units. Space for appliances and storage cupboard. Window to rear aspect.

Bedroom 1 - 3.58m x 3.15m (11'9" x 10'4") - Fitted wardrobe, two cupboards, radiator and window to rear aspect.

Bedroom 2 - 3.73m x 3.28m (12'3" x 10'9") - Storage cupboard, radiator and window to front aspect.

Bathroom - Panel-enclosed bath with mixer tap and shower attachment over, closed couple WC with vanity hand basin and pillar taps. Radiator.

Exterior Front - Shingled area with flower bed borders.
Potential for off street parking (STPP).

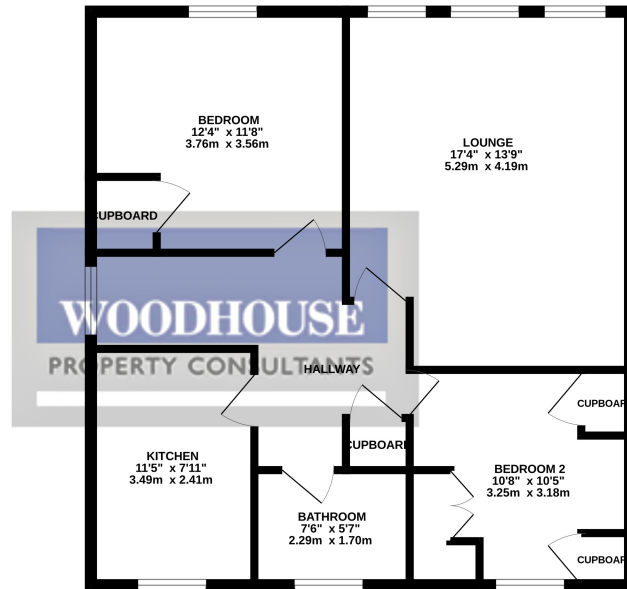
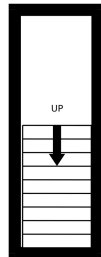
Exterior Rear - Private garden mainly laid to lawn with timber shed.



FLOORPLAN

GROUND FLOOR
47 sq.ft. (4.4 sq.m.) approx.

1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA - 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC