

UNDER OFFER

£525,000 Freehold



133 Crossbrook Street,  
Cheshunt, Hertfordshire. EN8  
8LY



## ABOUT THE PROPERTY

Woodhouse are pleased to offer this Freehold Commercial Investment situated on the main road connecting Cheshunt and Waltham Cross.

The premise is set over two floors. a ground floor plus 1st floor (furthermore some additional Loft Storage)

To the Ground Floor upon entrance there is a shop depth of 12.4m with a width of 6m. Total sqm area 74.4m. Further to the rear there is Storage Area of 4m x 3m narrowing to 1.5m. And finally there is access to the Rear Yard.

Upstairs there are 3 x rooms, Kitchen and WC

Room 1 - 6.1m x 3.3m

Room 2 - 6.3m x 2.7m

Room 3 - 3.4m x 2.6m

Kitchen - 2.5m x 1.5m

WC - 1.7m x 1.4m

Crossbrook Street is ideally suited for footfall. You are within walking distance to two stations, Cheshunt and Theobalds Grove, both with regular direct routes into London. Liverpool Street takes only about 25 minutes for example, and Oxford Circus only about 40. You are also well-served in terms of road links. In under 10 minutes, you are on the M25. And shortly beyond that take your pick for the M1, M11 & A1. The A10 is just a couple of minutes drive away, again with its quick and direct route to London, or north towards Cambridge.

## FEATURES

- Freehold Commercial Investment
- Lock-up Shop plus 1st floor
- Rear Yard
- Additional Loft Storage
- Close to 2 x Stations
- Main road footfall
- By Old Pond amenities
- Sold with vacant possession
- Contact Woodhouse today



## ROOM DESCRIPTIONS



