

FOR SALE

£425,000 Freehold



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

Head Office  
7, Turners Hill, Cheshunt, Waltham Cross, EN8 8NQ

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## ABOUT THE PROPERTY

Woodhouse are pleased to offer this freehold investment opportunity. Set on the Great Cambridge Road (the A10), the premises comprise of a vacant lock-up shop to the ground floor with a Flat to the 1st floor.

The shop has a sales area to the front, leading back to a storage area, a Kitchen, and a Shower Room with WC. Externally there is the rear Yard with Detached Garage. There is also a front forecourt for extra parking. The 1-bedroom flat upstairs is self-contained with its own entrance and currently let on an AST basis.

Viewings strictly by appointment only. Please get in touch to discuss further and arrange a viewing to see what potential this property has to offer you!

Shop Sales Area: 7.2m x 5.4m (Approx 34.1sqm)

Storage Area: 2.4m x 1.5m

Kitchen 3.2m x 1.8m

Shower Room with WC

## FEATURES

- Freehold Investment Opportunity
- Lock-Up Shop (vacant)
- 1-Bed Flat upstairs (with tenant in-situ)
- Rear Yard
- Garage
- Front forecourt
- Ideally located
- By appointment only



# ROOM DESCRIPTIONS





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