



Cunningham Road, Cheshunt | EN8 0LD

£259,995 | Leasehold

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Spacious FIRST FLOOR maisonette with HUGE PRIVATE REAR GARDEN and two spacious bedrooms. Benefitting from a LONG LEASE and ideally located for CHESHUNT STATION and alternate public transport.





Entrance Hall

Front door from the outside, stairs to first floor

First Floor Landing

Doors leading to:

Lounge

Window to front, wood veneer floor, tv point, radiator

Kitchen

Window to rear, comprising wall and base units with roll top work surfaces over, incorporating a single drainer sink unit with mixer taps, built in cooking and hob with extractor above, plumbing and space for washing machine, space for fridge, space for freezer

Bedroom One

Dual aspect with windows to front and side, wood veneer flooring, built in storage cupboards

Bedroom Two

Window to rear, wood veneer flooring

Bathroom

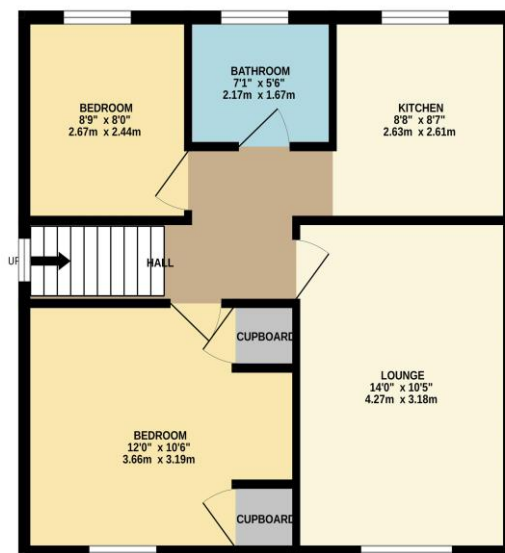
Fitted with a suite comprising panel enclosed bath with mixer taps and shower attachment above, wash hand basin with cupboard below, low flush w/c, window to rear

Exterior

Rear Garden

Large private garden to the rear

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing, the accuracy of the measurements, dimensions, areas and any other facts are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Mark Wallbridge (2022)

Lease Remaining	101 years
Service Charge	£377 p/a
Ground Rent	£10 p/a
Council Tax	C
EPC Rating	D

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.