



Stains Close, Cheshunt | EN8 9JJ

£309,995 | Leasehold

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CHAIN FREE first floor maisonette benefits from **TWO BEDROOMS**, **OWN PRIVATE GARDEN** and **GARAGE EN-BLOC**. With a refitted kitchen and an **ATTRACTIVE SHOWER ROOM/WC**, close to the station with double glazed windows throughout.





Entrance Hall

Front door from the outside, radiator, stairs to first floor

First Floor Landing

Window to side, radiator, access to loft space

Lounge

Window to rear, radiator, wood veneer flooring, tv point

Attractive Refitted Kitchen

Fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, plumbing for washing machine, gas and electric cooker points, extractor hood, radiator, cupboard housing boiler, window to rear

Bedroom One

Window to front, wood veneer flooring, radiator

Bedroom Two

Window to front, wood veneer flooring, radiator

Attractive Refitted Shower Room

Fitted with a suite comprising low flush w/c, pedestal wash hand basin with cupboard below and mixer taps, shower cubicle, fully tiled walls

Exterior

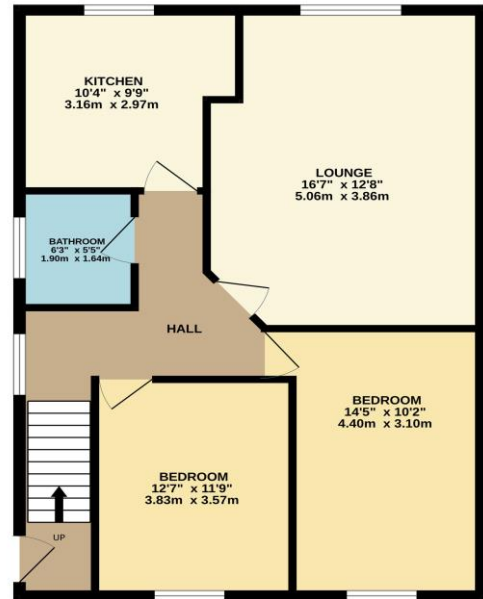
Garden

Own rear garden, laid to lawn, patio, backing on to school playing fields

Garage

En-bloc, up and over door

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq ft. (64.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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.
Made with floorplan 02024

Lease Remaining	999 from 1965
Service Charge	Nil
Ground Rent	£15 P/A
Council Tax	C
EPC Rating	C

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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.