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Benedictine Gate, Cheshunt | EN8 0XB

£289,995 | Freehold

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*** CHAIN FREE ONE BEDROOM SEMI DETACHED HOUSE* benefiting from OWN GARDENS, ALLOCATED PARKING, GROUND FLOOR BATHROOM/W.C, GAS CENTRAL HEATING, DOUBLE GLAZING, SPACIOUS First Floor Bedroom.**



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The property is entered via front door to:

Entrance Hallway

Doors off to:

Bathroom/ w.c

Double glazed window to side, fitted with a suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w.c, tiled walls, electric heater.

Lounge/Kitchen

Double glazed window to front, radiator, spotlights, stairs to bedroom.

Kitchen Area

Fitted with a range of wall and base units with roll top work surfaces over, sink with mixer taps, space for fridge/freezer, oven and hob.

Bedroom

Double glazed window to side and velux to front, radiator, fitted wardrobes across one wall.

Exterior

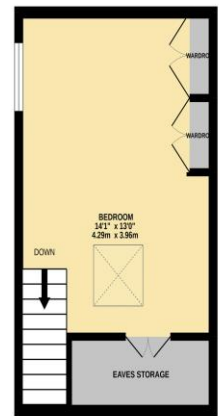
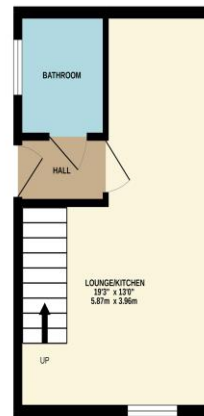
Own Garden

Laid to lawn with decking areas.

Allocated Parking Space

GROUND FLOOR
250 sq ft. (23.2 sq m.) approx.

1ST FLOOR
250 sq ft. (23.2 sq m.) approx.



TOTAL FLOOR AREA: 500 sq ft. (46.4 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and do not necessarily relate to any one, outside or replacement. This plan is for guidance only and should be used as such by any prospective purchaser. The vendor, agent and solicitor disclaim any liability in respect of any errors or omissions in this plan.

Council Tax
EPC Rating

| C
| TBC

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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.