



Cheshunt: Tel: 01992 621116

[www.jrpropertieservices.co.uk](http://www.jrpropertieservices.co.uk)

Cuffley: Tel: 01707 872111



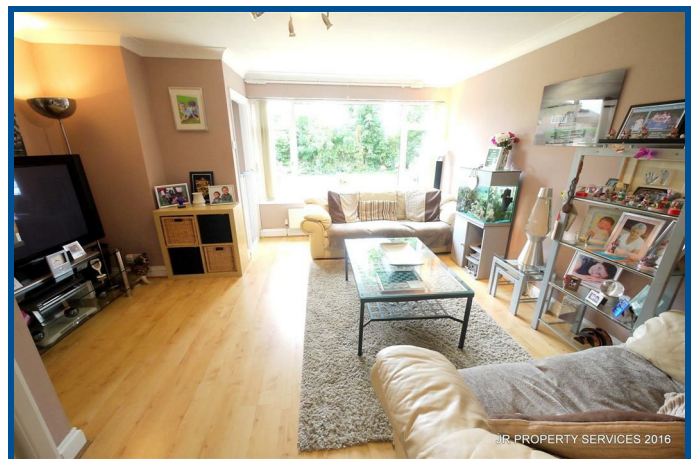
## BURY GREEN ROAD CHESHUNT

A superb opportunity to acquire this spacious two double bedroom ground floor maisonette with own garden. Situated at the end of this popular and sought after road in West Cheshunt, close to local schools, open country side & 1.3 mile walk to Theobalds Grove Train Station.

- Own Rear Garden
- Two Double Bedrooms
- Double Glazing
- Close to Schools
- Long Lease
- Four Piece Bathroom
- Living Room
- Low Ground Rent/Service Charge
- Gas Heating
- Kitchen

### £279,995 LEASEHOLD

**VIEWING RECOMMENDED!**



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### Entrance

Opaque double glazed entrance door to:-

### Lobby

Built in storage cupboard. Coving to ceiling. Door to:-

### Living Room

14'8 x 14'4 (4.47m x 4.37m)

Laminate wooden floor. Coving to ceiling. Double radiator. Double glazed window to front. Door to inner lobby. Door to:-



### Kitchen

10'9 x 9'10 (3.28m x 3.00m)

Double glazed window to rear. Double glazed door to garden. Wall mounted gas combi boiler. Ceramic tiled floor. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel one and half bowl sink with mixer tap and drainer. Tiled splash backs and under lighting. Space for fridge freezer. Built in stainless steel front oven with matching gas hob and extractor fan over. Breakfast bar with spaces and plumbing under for washing machine, dishwasher and tumble drier.



### Inner Lobby

Laminate wooden floor. Built in storage cupboard under stairs housing meters. Built in airing cupboard with radiator.

### Bedroom 1

14'8 x 10'5 (4.47m x 3.18m)

Dual aspect with double glazed window to front and side. Double radiator. Laminate wooden floor. Coving to ceiling.





## Bedroom 2

10'5 x 8'11 (3.18m x 2.72m)

Double glazed window to rear. Laminate wooden floor. Double radiator. Built in wardrobes.



## Bathroom

Opaque double glazed window to rear. Ceramic floor. Radiator. Inset spot lights to ceiling. Extractor fan. Four piece suite comprising Victorian style claw feet roll top bath with mixer tap and shower attachment. Enclosed tiled shower cubicle. Pedestal wash hand basin. Low flush WC.



## Front

Flower bedding to front and side.



### Rear Garden

West facing. Patio area. Laid lawn. Shrub and flower borders. Water tap. Security light. Timber shed with power. Side access.



### Lease

Approx 110 year lease

### Ground Rent & Service

Ground Rent Approx £10 per annum

Service charge currently approx £77 per quarter