

# Lanes

ESTATE AGENTS

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**23 Shanklin Close, Cheshunt, Waltham Cross, EN7 6HF**

**Offers In Excess Of £250,000**

Welcome to the tranquil cul-de-sac of Shanklin Close, this charming ground floor one-bedroom maisonette in West Cheshunt offers a delightful blend of comfort and convenience. The property benefits from it's own entrance, allocated parking for one car, double glazing, gas central heating, private rear garden and much more.

Shanklin Close is local to good schools as well as Brookfield Retail Park with an array of shops and amenities. This maisonette presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location.

Do not miss the chance to make this delightful property your new home.  
Call now to view!





Entrance

Lounge/Diner

16'9" narrowing to 11'4" x 11'5" narrowing to 4' (5.11m narrowing to 3.45m x 3.48m narrowing to 1.22)

Kitchen

13'2" x 5'8" (4.01m x 1.73m)

Bedroom

12'3" into fitted wardrobes x 9'3" (3.73m into fitted wardrobes x 2.82m)

Bathroom

Private Rear Garden

Parking

One Allocated Space

REFERENCE

CH6599 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

