



## 11 Clayton Parade, Turners Hill, Cheshunt, EN8 8NQ

- AVAILABLE WITH LANES LETTINGS!
- SPACIOUS THROUGHOUT
- THREE-BEDROOM MASONETTE
- PRIME LOCATION

AVAILABLE EARLY JUNE! This spacious three-bedroom split-level maisonette, complete with its own private entrance, is perfectly positioned on Turners Hill in the heart of Cheshunt. Ideally located just a short walk from Cheshunt railway station, the property also offers excellent access to Theobalds Grove railway station, convenient bus routes, and superb road links including the A10 and M25. A wide range of local shops, restaurants, and everyday amenities are all within easy reach.

Upon entering through your own private front door, you are welcomed into an entrance hallway. To the right is a generously sized kitchen, fully equipped with appliances and offering ample storage and worktop space. Straight ahead, the property opens into a bright and spacious open-plan living/dining area - ideal for both relaxing and entertaining.

£1,550



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