



87 Southmead Crescent, Cheshunt

Leasehold

2 Bedroom First Floor Maisonette • Spacious Living Accommodation • 2 Double Bedrooms • Modern Fully Tiled Bathroom • Gas Central Heating • Own Private Garden • Loft Space • Garage En-Bloc



**Accommodation Comprising:
Entrance/ Stairs To First Floor**

Lounge

16' 5" x 11' 11" (5.00m x 3.63m)

Kitchen

10' 6" x 9' 10" (3.20m x 3.00m)

Bedroom One

14' 8" x 8' 10" (4.47m x 2.69m)

Bedroom Two

12' 6" x 11' 9" (3.81m x 3.58m)

Bathroom

Agent Notes

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.







Keith Ian are pleased to offer for sale this ideally located 2 bedroom first floor maisonette which is within easy walking distance to Cheshunt train station. The property offers spacious accommodation with a good size lounge and 2 double bedrooms. There is a separate kitchen with white fitted units and a modern fully tiled bathroom with white suite. The property also has the added benefits of it's own private garden, garage en-bloc and loft space. This property really has lots to offer and is an ideal first time buy.

Cheshunt is a lively town in Hertfordshire, just 13 miles north of central London. It's a great mix of suburban comfort and urban convenience, making it an ideal spot for families. With plenty of amenities, like shopping centres, schools, parks, and recreational facilities, there's always something to do. The town's excellent rail connections mean you can easily jump on a train at Cheshunt station and be in London in no time. Plus, the nearby Lee Valley Regional Park offers plenty of opportunities to enjoy the outdoors. With its blend of historic charm and easy access to the city, Cheshunt is a fantastic place to live and work.

Council Tax band: C

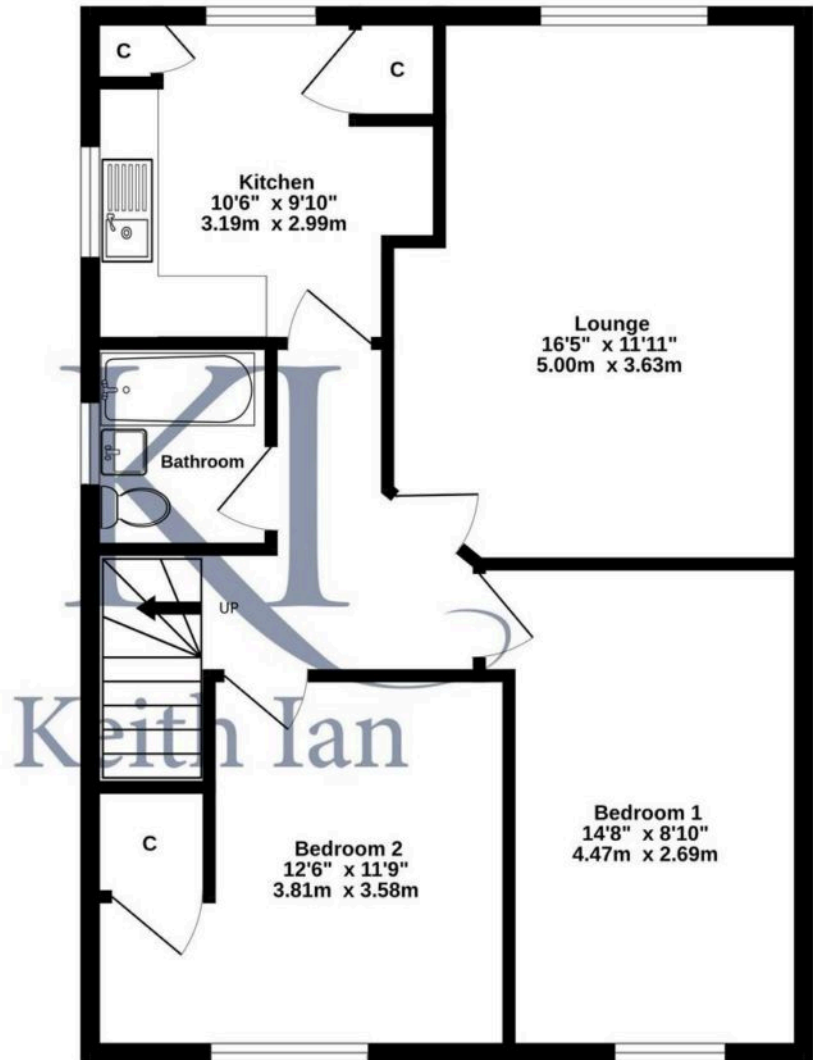
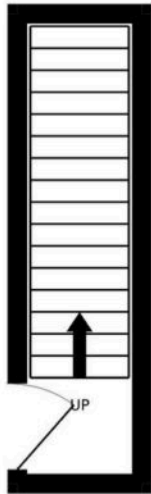
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Ground Floor
53 sq.ft. (4.9 sq.m.) approx.

First Floor
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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AML – Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.