



Shepherds  
Property Sales & Lettings



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Herongate Road | Cheshunt | EN8 0TX | £540,000



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An immaculate three bedroom house including a self contained annex externally. The ground floor includes a living room, dining room, kitchen breakfast room and W/C. On the first floor there are three bedrooms and a modern bathroom. Externally you have the added benefit of a self contained annexe located at the end of the rear garden comprising of a, lounge diner, kitchenette, shower room and bedroom. There is also a front driveway that provides ample parking, the property is located within a popular residential road and close proximity of transport and schooling.

- Three Bedroom House
- Kitchen Breakfast Room
- Front Driveway & Rear Garden
- One Bed Annexe
- Ground Floor W/C
- Close Proximity Of Transport & Schooling
- Immaculate Condition Throughout
- Modern Bathroom
- Popular Residential Location



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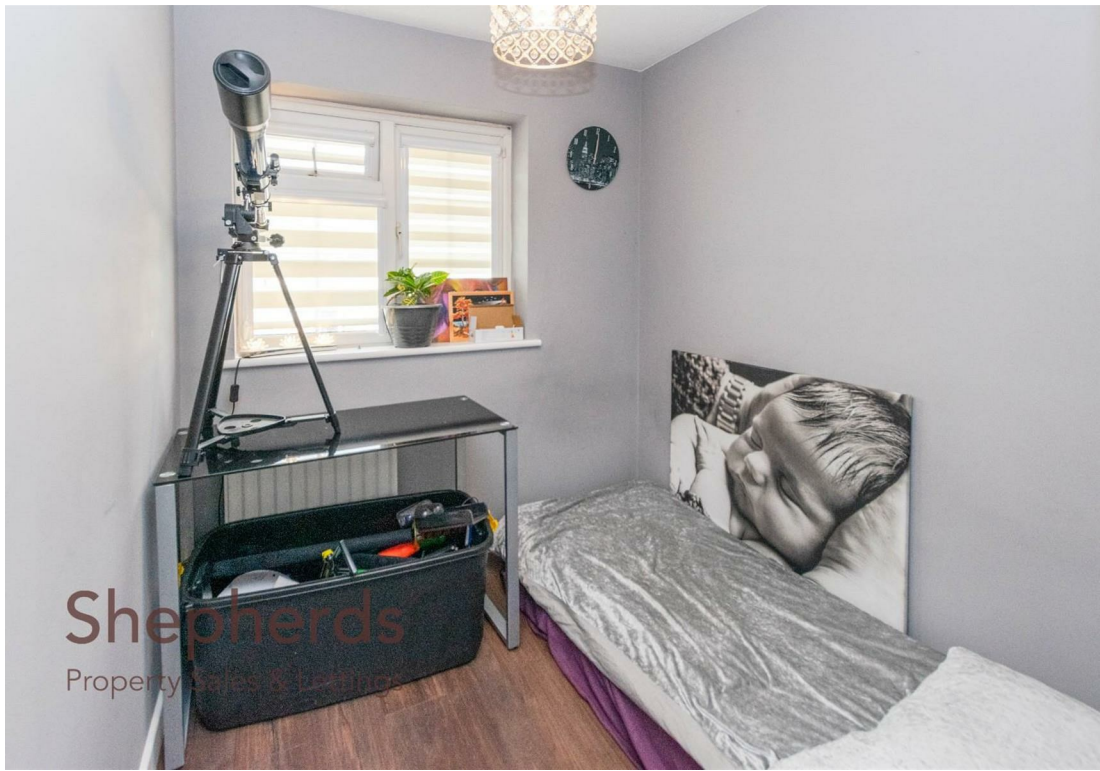
- Front Door
- Entrance Hall
- Living Room  
13'6 x 10'6
- Dining Room  
16'5 x 10'3
- W/C
- Kitchen Breakfast Room  
16'5 x 8'10
- First Floor Landing
- Bedroom One  
13'6 x 8'3
- Bedroom Two  
8'10 x 8'1
- Bedroom Three  
10'6 x 6'6
- Bathroom  
8' x 5'6
- External
- Front Driveway
- Rear Garden
- Annexe
- Lounge Diner  
20'8 x 12'8
- Kitchenette
- Bedroom  
13' x 9'3
- Shower Room  
7'4 x 6'1
- Tax Band E



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E



# Herongate Road, Cheshunt, EN8



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

