



Shepherds
Property Sales & Lettings



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Herongate Road | Cheshunt | EN8 0TX | £515,000



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An immaculate three bedroom house including an external self contained annexe. 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



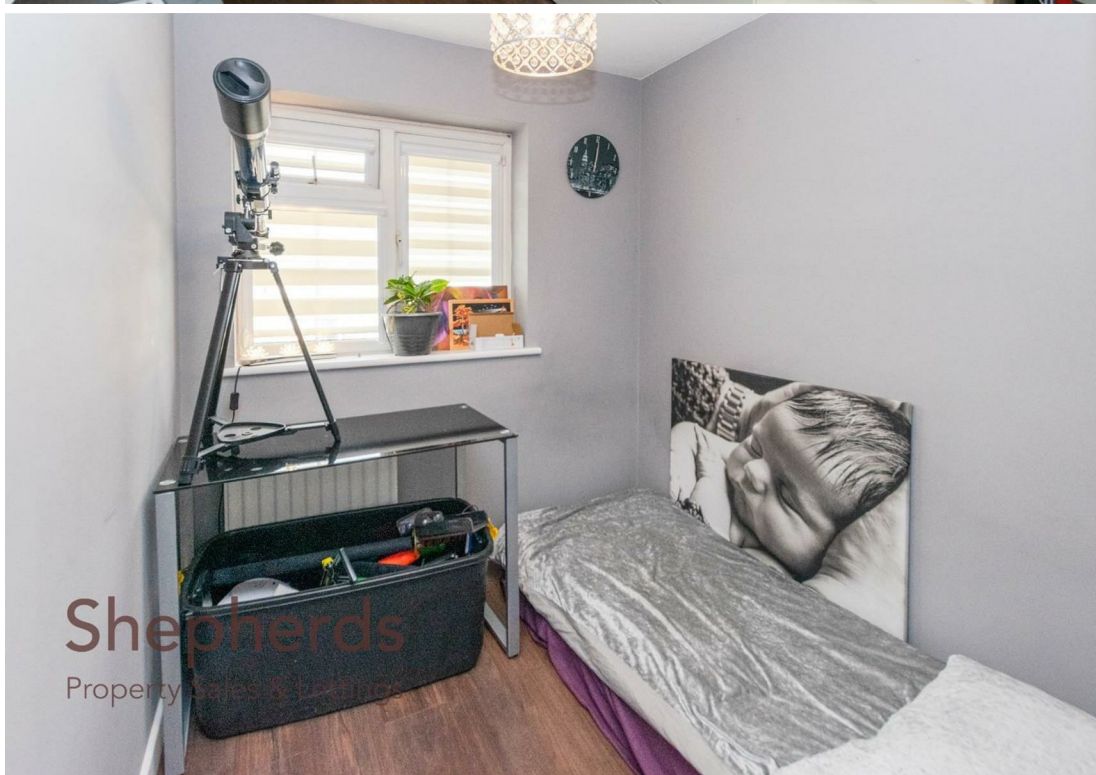
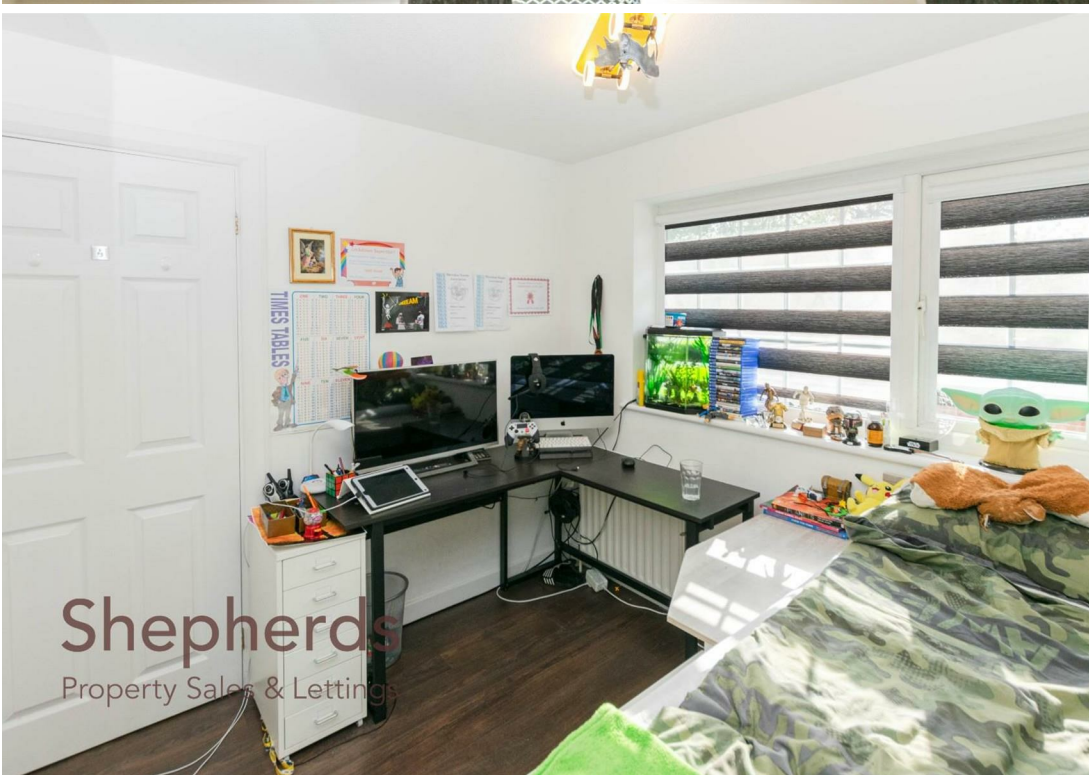
Front Door	Bathroom
Entrance Hall	8' x 5'6
Living Room	External
13'6 x 10'6	Front Driveway
Dining Room	Rear Garden
16'5 x 10'3	Annexe
W/C	Lounge Diner
Kitchen Breakfast Room	20'8 x 12'8
16'5 x 8'10	Kitchenette
First Floor Landing	Bedroom
Bedroom One	13' x 9'3
13'6 x 8'3	Shower Room
Bedroom Two	7'4 x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



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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