



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

Lucern Close | West Cheshunt | EN7 6UU | £485,000



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

# Lucern Close | West Cheshunt | EN7 6UU

A 3 bedroom semi detached home situated within one of West Cheshunt's most popular locations and boasting great potential for extensions and improvement (stpp). The property includes a lounge diner, kitchen / breakfast room, ground floor w/c, three bedrooms, an en suite and a family bathroom. External benefits include a front driveway, garage, a rear garden and a versatile outbuilding. Highly regarded schools are within close proximity, as well as Brookfield Farm Shopping Centre and a number of transport links.

- Semi Detached Home
- Three Bedrooms
- Spacious Lounge Diner
- Kitchen / Breakfast Room
- Ground Floor W/C & En Suite
- Front Driveway & Garage
- Rear Garden & Outbuilding
- Highly Regarded Schools Close By
- Popular West Cheshunt Location



- Front Door
- Entrance Hall
- Living Room  
15'7 x 14'8
- Kitchen / Breakfast Room  
11'2 x 8'10
- W/C
- First Floor Landing
- Bedroom One  
10'3 x 9'3
- En Suite
- Bedroom Two  
10'4 x 9'3
- Bedroom Three  
7'4 x 7'1
- Bathroom  
6'1 x 5'10
- External
- Front Driveway
- Garage  
17'5 x 8'1
- Rear Garden
- Outbuilding  
16'1 x 7'4



**Shepherds**  
Property Sales & Lettings

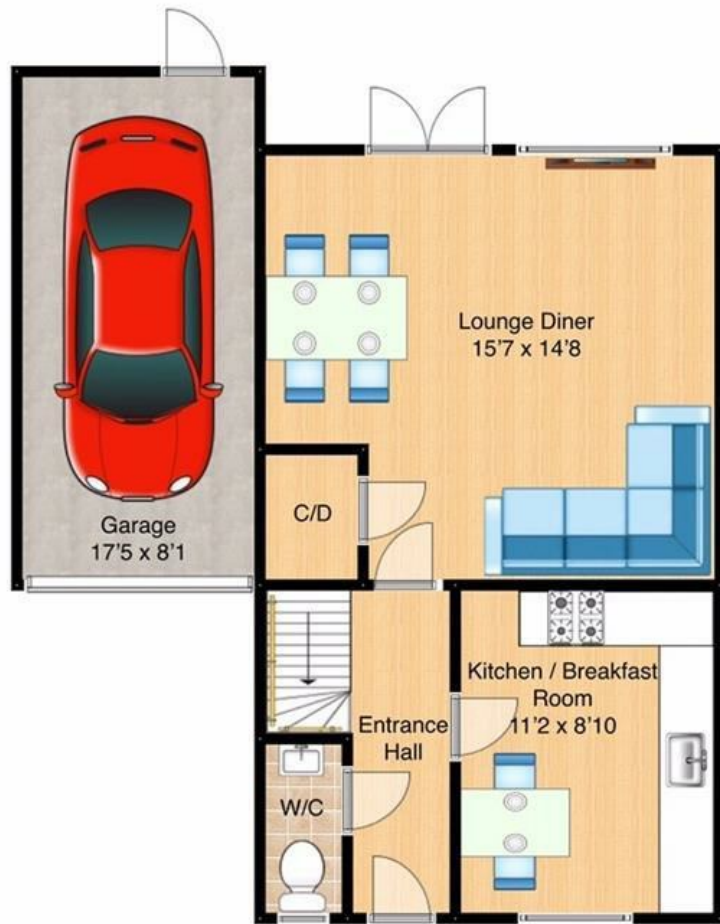
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be 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.

 3
  2
  2
  D

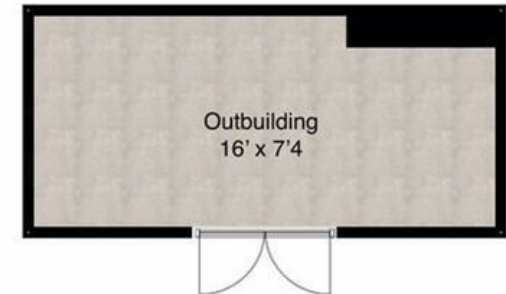
**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E



# Lucern Close, West Cheshunt, EN7



**Shepherds**  
Property Sales & Lettings



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.



**Shepherds**  
Property Sales & Lettings

### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

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

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



**FINE & COUNTRY**

