



**Shepherds**

Property Sales & Lettings

Friends Avenue | Cheshunt | EN8 8LE | Offers Over £475,000









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# Friends Avenue | Cheshunt | EN8 8LE

A superb 3 bedroom detached home located within a short walk of both Cheshunt and Theobalds Grove train stations, as well as the local high street. The ground floor includes a living room, dining room, a modern kitchen and a W/C. While on the first floor there are three well sized bedrooms and a bathroom. External benefits include a front driveway, a rear garden, summerhouse and a garage, which has been partly converted into a utility area. Both Cheshunt & Theobalds Grove High Streets are located close by and provide essential amenities and transport links. Popular primary and secondary schools are also within easy reach.

- A Superb Detached Home
- Three Well Sized Bedrooms
- Living & Dining Room
- Ground Floor W/C
- Modern Kitchen & Bathroom
- Front Driveway & Partly Converted Garage
- Rear Garden & Summerhouse
- Transport Links & High Street Within Walking Distance



Front Door	Bedroom Two
Entrance Hall	12'1 x 8'5
W/C	Bedroom Three
Living Room	8'10 x 6'5
16'9 x 15'1	Bathroom
Dining Room	6'4 x 6'
8'10 x 7'10	External
Kitchen	Front Driveway
8'10 x 6'11	Garage
First Floor Landing	16'9 x 8'3
Bedroom One	Rear Garden
13'6 x 8'10	Summerhouse





**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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  1
  2
  D

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



# Friends Avenue, 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**

