













## Sheldon Close | West Cheshunt | EN7 6RH

Located within a popular cul-de-sac on the west side of Cheshunt is this brilliantly refurbished 3 bedroom semi detached home. The property has been finished to a high standard throughout and boasts great potential for extensions (subject to planning permission). The ground floor has been redesigned to suite family needs and comprises of a living room, a tastefully designed kitchen diner and a W/C. While on the first floor there are three bedrooms and a modern bathroom. Externally, the property has a front driveway providing ample parking for multiple vehicles and a well sized rear garden. Highly regarded schooling both primary and secondary are nearby, as well as an array of amenities and transport links, including Brookfield Farm Shopping Centre. TO BE SOLD CHAIN FREE.

- A Brilliantly Refurbished Three Bedroom Semi
  Detached Home
- · Tastefully Designed Kitchen Diner
- · Highly Regarded Schooling Nearby
- Finished To A High Standard Throughout
- · Ground Floor W/C & A Modern Bathroom
- Situated Within A Popular Cul-De-Sac

· Boasting Great Potential For Extensions (STPP)

. Amenities & Transport Links Within Close Proximity . To Be Sold Chain Free





Front Door

**Entrance Hall** 

Living Room

12'11 x 11'5

Kitchen Diner

17'8 x 11'1

W/C

First Floor Landing

Bedroom One

12'11 x 10'4

**Bedroom Two** 

11'1 x 10'4

**Bedroom Three** 

7'8 x 7'1

**Bathroom** 

8'1 x 7'1

External

Front Driveway

Rear Garden











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.









Tenure: Freehold

Council: **Broxbourne Borough** Е

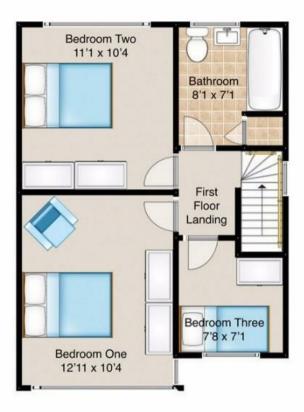
Tax Band:





## Sheldon Close, West Cheshunt, EN7







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.





## **CHESHUNT**

1 High Street, Cheshunt EN8 OBY

Sales: 01992 637351 Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

## **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044 Lettings: 01992 449501

enquiries@shepherdsestates.co.uk











