



Shepherds
Property Sales & Lettings



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Spencer Avenue | West Cheshunt | EN7 6RU | Offers In The Region Of
£775,000



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An exceptionally renovated four bedroom detached home, finished to the highest of standards throughout and well designed to suit modern family living needs. The ground floor includes an entrance hall, living room, dining area, kitchen / breakfast room, a pantry, utility room and W/C. On the second floor there are four generously sized bedrooms, two en suites and a family bathroom. Outside, the property has a front driveway and a rear South facing garden. Located within a highly regarded area on the 'West side of Cheshunt', there are popular schools within a short distance, as well as transport links and amenities.

- Exceptionally Renovated Detached Home
- Finished To The Highest Of Standards Throughout
- Modern Kitchen / Breakfast Room
- Walking Pantry & Utility Room
- Living & Dining Room
- Four Double Bedrooms & Two En Suites
- Spacious Family Bathroom
- Front Driveway & Rear Garden
- Popular West Cheshunt Location



Front Door	Bedroom One
Entrance Porch	13'6 x 11'1
Lobby	En Suite
10'3 x 8'6	9'10 x 9'3
Hallway	Bedroom Two
Kitchen / Breakfast Room	16' x 11'1
26'3 x 11'	Bathroom
Walk In Pantry	11' x 5'10
8'5 x 7'	Bedroom Three
Living Room	13'2 x 10'10
23'10 x 11'	En Suite
Dining Room	12'5 x 4'
15'2 x 7'	Bedroom Four
Utility Room	9' x 8'1
7'5 x 5'10	External
W/C	Front Driveway
First Floor Landing	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.

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  3
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  C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F



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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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FINE & COUNTRY

