



Shepherds

Property Sales & Lettings

Roundmoor Drive | Cheshunt | EN8 9HW | £500,000



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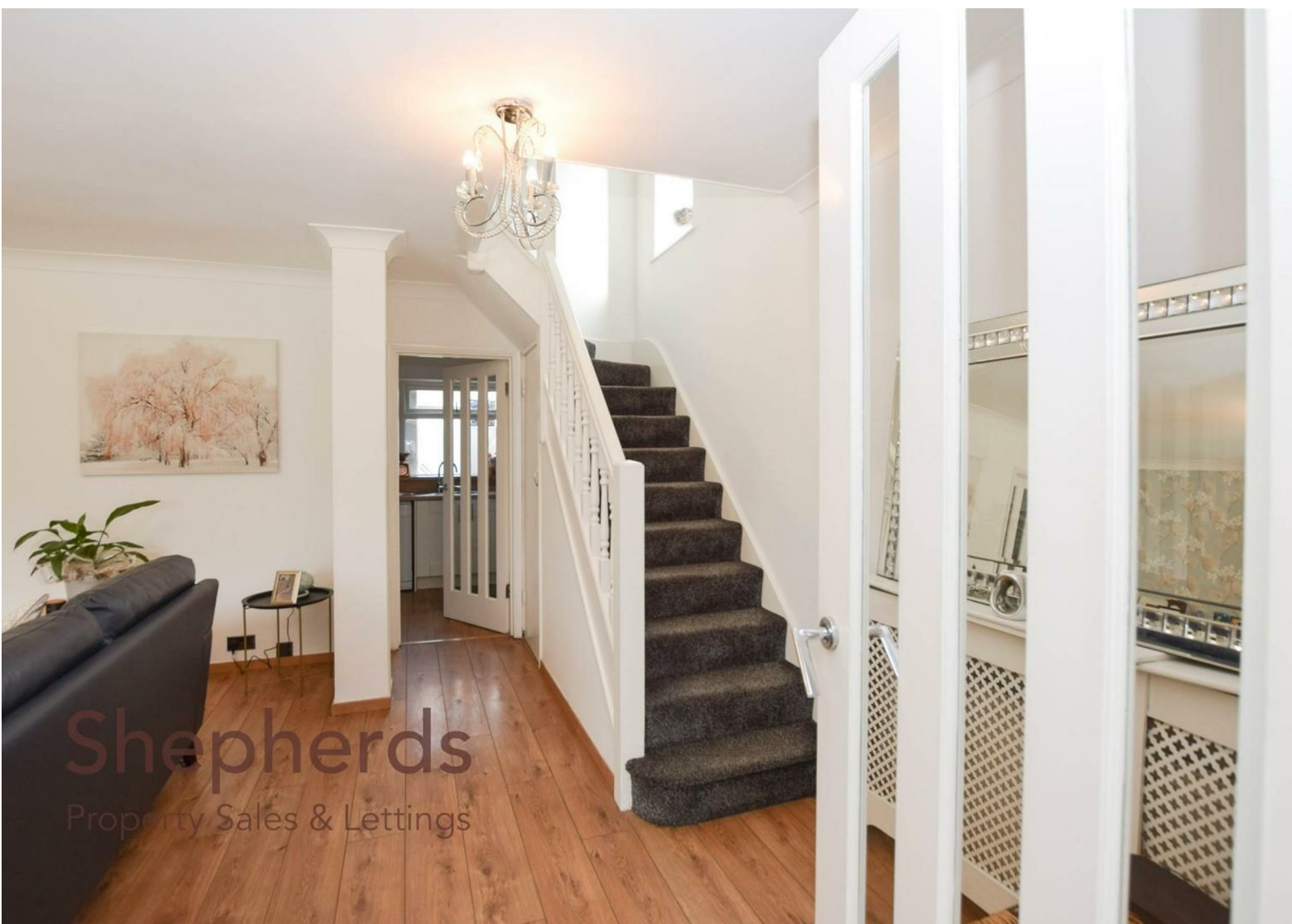
A well presented, immaculate and extended three bedroom semi detached home, located a short walk of Cheshunt High Street & train station. The extended ground floor, boasts ample living space and includes an entrance porch and w.c, a spacious living room, kitchen and a dining room. On the first floor there are three double bedrooms and a shower room. Externally, there is a front driveway and garage, a lengthy rear garden and a summer house. There is also further scope for extensions (subject to planning permission). Local amenities are within walking distance, as well as transport links and popular schooling.

- An Extended Semi Detached Home
- Three Double Bedrooms
- Entrance Porch & W/C
- Spacious Living Room
- Kitchen & Dining Room
- Bathroom
- Front Driveway & Garage
- Lengthy Rear Garden & Summer House
- Walking Distance Of Amenities & Transport Links



Porch Door	Bedroom Two
Entrance Porch	11'2 x 10'7
W/C	Bedroom Three
Front Door	13'2 x 7'6
Living Room	Bathroom
18'1 x 15'7	External
Kitchen	Front Driveway
18'1 x 8'7	Garage
Dining Room	17'11 x 10'2
11'8 x 10'2	Rear Garden
First Floor Landing	Summer House
Bedroom One	10'2 x 9'6
13' x 10'7	Lean To
	9'1 x 3'10

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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



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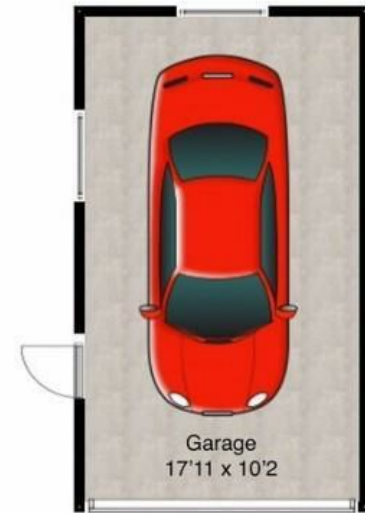
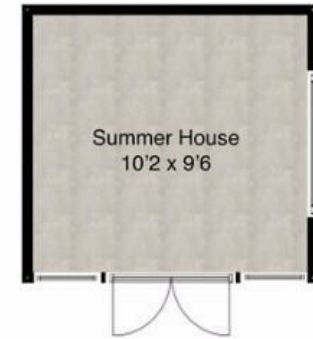
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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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FINE & COUNTRY

