



**Shepherds**  
Property Sales & Lettings

Franklin Avenue | Cheshunt | EN7 5EA | £439,995





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A 3 bedroom extended family home well presented throughout and boasting scope for further extensions (stpp). The ground floor of the property includes a front porch, living room, Kitchen diner and a family bathroom. The First floor offers 3 bedrooms with bedrooms one and two offering fitted wardrobes. External benefits include a front driveway and rear garden as well a rear garage. Brookfield Farm Shopping Centre and schooling both Primary and secondary are located close by.

- Three Bedroom Family Home
- Extended with Scope for Further ( STPP )
- 18ft Kitchen Diner
- Ground Floor Bathroom
- Front Driveway
- Rear Garage
- West Cheshunt Location
- Brookfield Farm Shopping Centre Located Near
- Primary and secondary School Near By



Front Porch  
5'2" x 3'8"

Front Door

Entrance Hall

Living Room  
14'5" x 12'5"

Kitchen Diner  
18'8" x 17'4" Max

Bathroom  
8'0" x 6'0"

First Floor Landing

Bedroom One  
16'10" x 10'7" max

Bedroom Two  
10'2" x 9'7"

Bedroom Three  
9'0" x 7'2"

External

Front Drive

Rear Garden

Garage To Rear

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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.

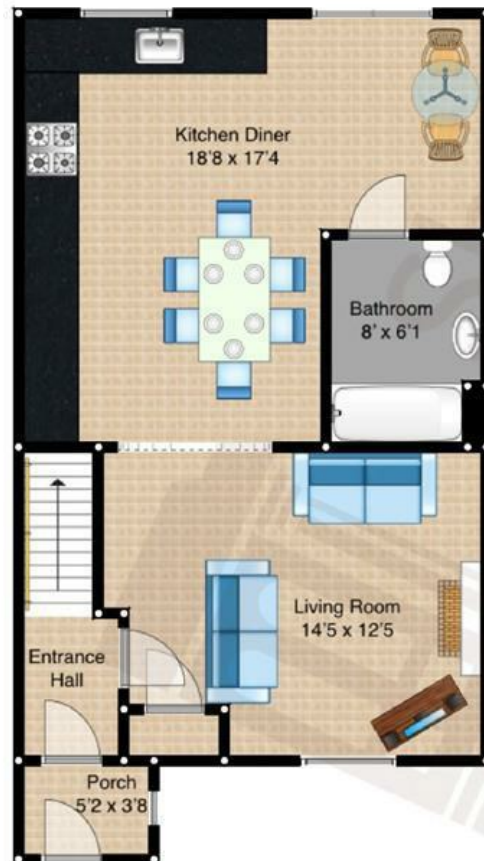
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**Tenure :** Freehold  
**Council:** Borough of Broxbourne  
**Tax Band:** C



# Franklin Avenue, Cheshunt

This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown may not be included in the sale





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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)

