



Shepherds
Property Sales & Lettings

Franklin Avenue | Cheshunt | EN7 5EA | £409,950





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This charming extended family home offers an excellent opportunity for families looking to settle in a convenient and desirable location. The property also boasts scope for further extensions, subject to planning permission. The ground floor welcomes you with a front porch, leading into a spacious living room that provides a comfortable setting for relaxation or entertaining. Adjacent to this is a generous kitchen diner, the heart of the home, offering ample storage and space for family meals and gatherings. Completing this floor is the family bathroom. Upstairs, the property offers three well-proportioned bedrooms with the main and second bedrooms featuring fitted wardrobes for extra storage solutions. Externally, the home features a private front driveway that offers convenient off-street parking, a rear garden for gardening, or simply unwinding after a busy day as well as a garage to the rear which offers even extra space whether it be for your car or for excess items.

Situated in a prime location, this home is ideally positioned close to Brookfield Farm Shopping Centre, which offers a variety of shops, dining options, and essential amenities. Families will also benefit from its proximity to excellent primary and secondary schools, making it an ideal choice for those with children.

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



Front Porch	Bedroom One
5'2" x 3'8"	16'10" x 10'7" max
Front Door	Bedroom Two
Entrance Hall	10'2" x 9'7"
Living Room	Bedroom Three
14'5" x 12'5"	9'0" x 7'2"
Kitchen Diner	External
18'8" x 17'4" Max	Front Drive
Bathroom	Rear Garden
8'0" x 6'0"	Garage To Rear
First Floor Landing	



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.

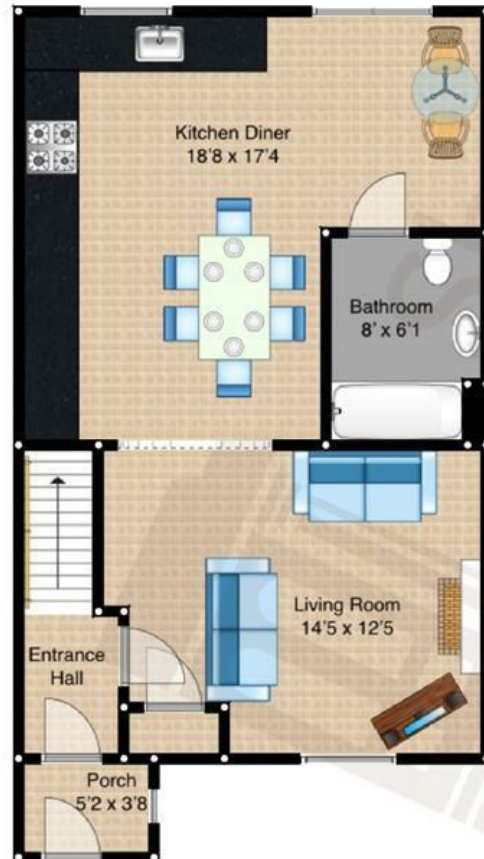
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Tenure :
Council:
Tax Band:

Freehold
Borough of Broxbourne
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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FINE & COUNTRY

