



**Shepherds**  
Property Sales & Lettings

Carleton Road | Cheshunt | EN8 0BB | Offers In Excess Of £399,995



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To be sold CHAIN FREE is this 3 bedroom home boasting plenty of potential throughout and scope for extensions subject to the relevant permissions. The ground floor includes a lounge diner and kitchen, while on the first floor there are three bedrooms and a bathroom. Externally, there is a front driveway and a lengthy rear garden. The property is ideally situated within easy reach of multiple transport links, an array of amenities and popular schooling.

- To Be Sold Chain Free
- Three Bedroom Home
- Plenty Of Potential Throughout
- Scope For Extensions Subject To The Relevant Permissions
- Lounge Diner
- First Floor Bathroom
- Front Driveway & Rear Garden
- Near To Multiple Transport Links
- Close To Amenities & Popular Schooling



- Front Door
- Entrance Hall
- Lounge Diner  
24'7 x 11'1
- Kitchen  
11'4 x 6'7
- First Floor Landing
- Bedroom One  
11'3 x 10'11
- Bedroom Two  
11'11 x 9'9
- Bedroom Three  
7'4 x 5'5
- Bathroom  
7'3 x 6'7
- External
- Front Driveway
- Rear Garden
- Garden Shed  
6'2 x 5'6



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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:** D



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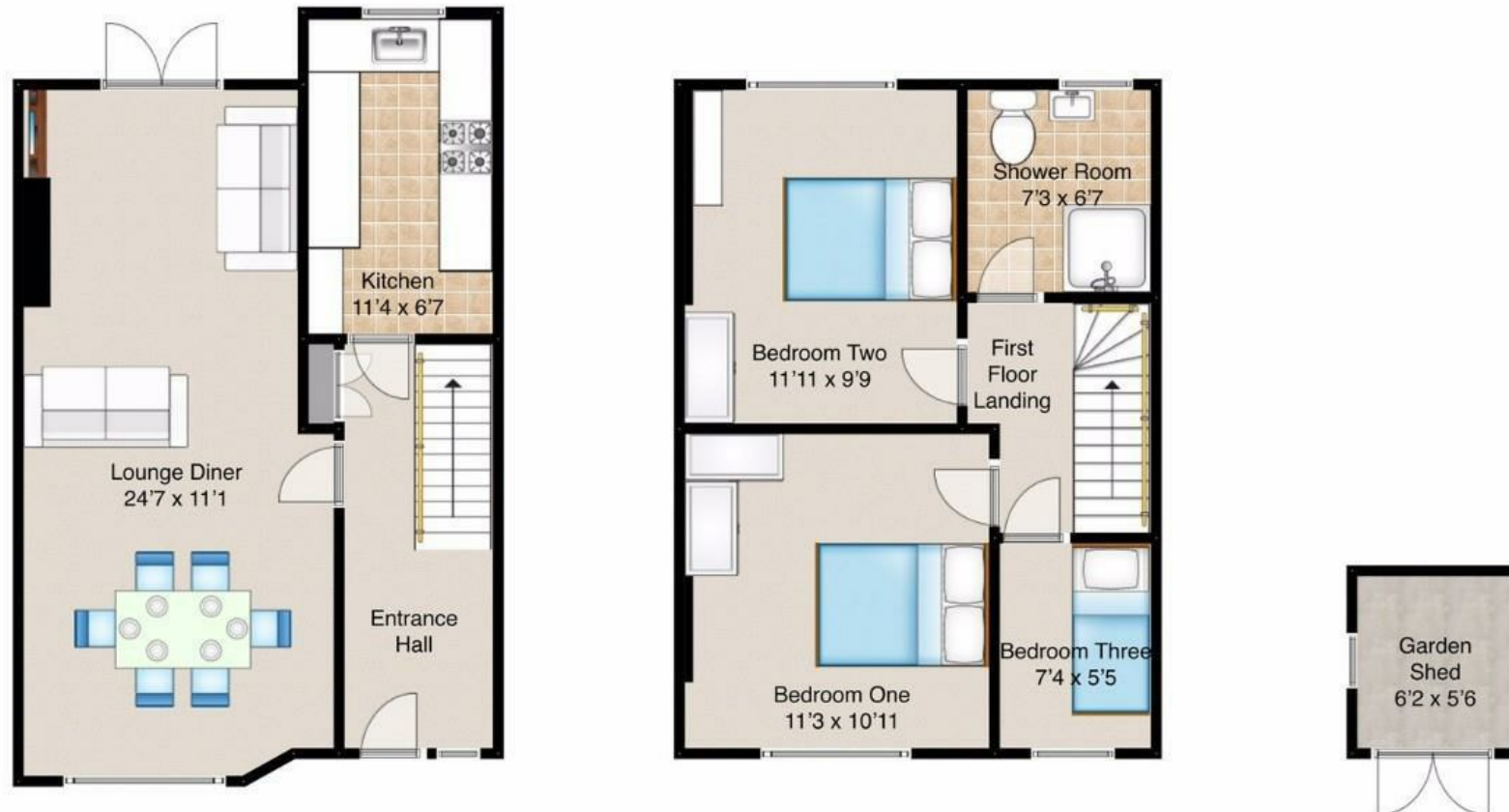


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# Carleton Road, Cheshunt, EN8



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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### **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)



**FINE & COUNTRY**

