



Shepherds
Property Sales & Lettings



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Russells Ride | Cheshunt | EN8 8UP | £475,000



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A fantastic opportunity to acquire this 3 bedroom home, boasting a superb plot and potential for extensions, subject to planning permission. The property currently includes an entrance porch, living / dining room, kitchen / breakfast room, three bedrooms and a bathroom. Outside there is a front driveway providing parking for a number of vehicles, a garage and a rear garden. Cheshunt Train Station and High Street are both within a short walk, as well as schooling also being close by. TO BE SOLD CHAIN FREE.

- A Fantastic Opportunity
- Living / Dining Room
- Front Driveway And Garage
- Three Bedroom Home Boasting A Superb Plot
- Kitchen / Breakfast Room
- Rear Garden And Side Plot
- Potential For Extensions Subject To Planning Permission
- First Floor Bathroom
- Cheshunt Train Station And High Street Within A Short Walk



Porch Door

Entrance Porch

Front Door

Living / Dining Room

23'3 x 15'11

Kitchen / Breakfast Room

18'3 x 7'4

First Floor Landing

Bedroom One

14'10 x 8'11

Bedroom Two

8'11 x 8'5

Bedroom Three

9'10 x 6'9

Bathroom

6'9 x 5'5

External

Front Driveway

Garage

16'3 x 8'4

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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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D

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Russells Ride, Cheshunt, Herts



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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