



Shepherds
Property Sales & Lettings

Church Lane | Cheshunt | EN8 0DU | £550,000





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Shepherds are pleased to market this spacious and extended four bedroom home, located within walking distance of amenities and transport links, a viewing is highly recommended. The ground floor comprises of three reception rooms, including a living room, kitchen / breakfast room, dining room, a utility room and w/c. There is also access into the integral garage from this floor. On the first floor there are four bedrooms, a w/c to bedroom one , dressing area to bedroom two and a family bathroom suite. Outside there is a front driveway providing ample parking and a rear garden. Amenities and popular schooling are within walking distance, as well as an array of transport links including Cheshunt train station. To be sold CHAIN FREE.

- Spacious & Extended Four Bedroom
 - Three Reception Rooms
 - Kitchen / Breakfast Room
- Ground Floor W/C & Utility Room
 - Integral Garage
 - W/C To Bedroom One
- Bathroom Suite
 - Front Driveway & Rear Garden
 - To Be Sold CHAIN FREE



Front Door	Bedroom One
Entrance Hall	12'3 x 11'3
Living Room	W/C
21'8 x 11'3	Bedroom Two
Kitchen / Breakfast Room	16'1 x 10'2
17'2 x 16'9	Dressing Area
Dining Room	Bedroom Three
13'1 x 7'6	10'11 x 10'2
Utility Room	Bedroom Four
7'6 x 5'6	11'9 x 8'1
W/C	Bathroom Suite
Integral Garage	10'6 x 8'6
19' x 7'6	Front Driveway
First Floor Landing	Rear Garden

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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.

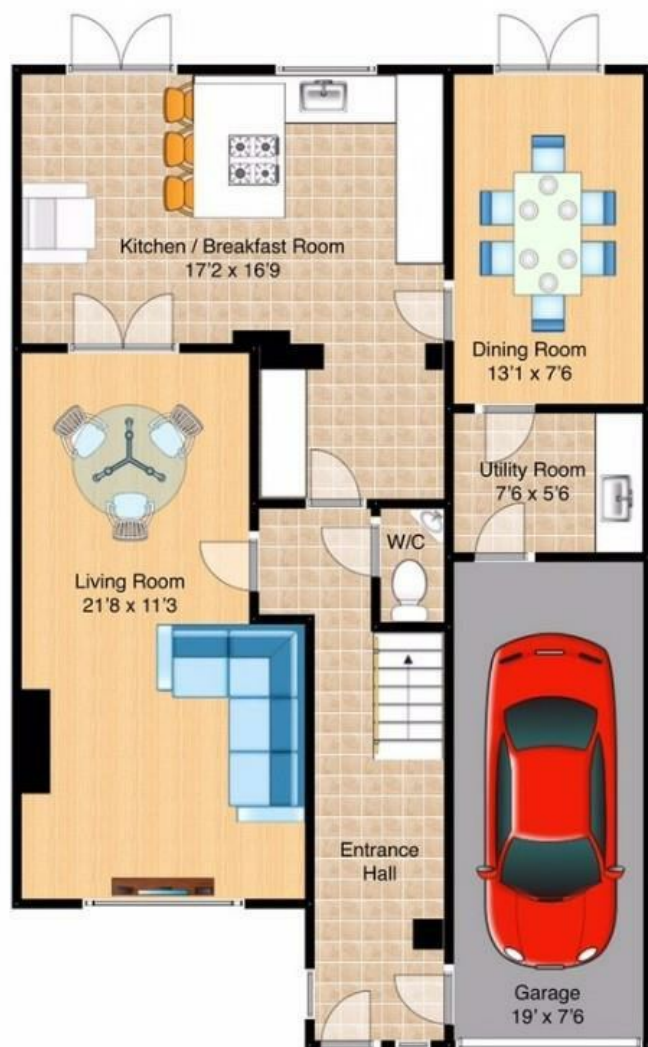


Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
E



Church Lane, Cheshunt, Hertfordshire



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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

