



Shepherds
Property Sales & Lettings

Drakes Close | Cheshunt | EN8 0PL | £650,000





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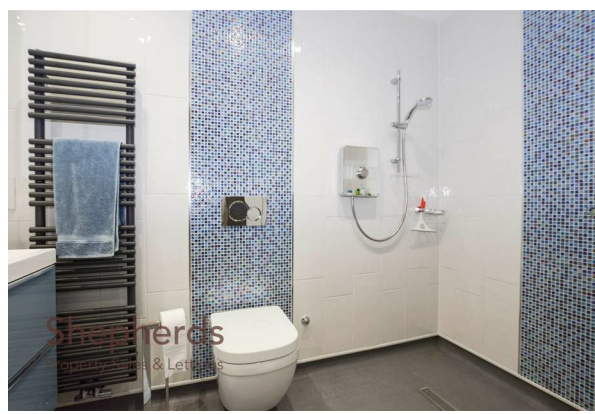
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Shepherds are proud to market this extended and versatile six bedroom home, providing ample living accommodation throughout, a ground floor 'annexe bedroom' and a superb kitchen diner. The ground floor has been designed to suit modern living and includes a kitchen diner, living room, annexe bedroom with an en suite, dressing area, utility room and a w/c. On the first floor there are four bedrooms, three of which are doubles. There is also an en suite and bathroom on this floor. On the second floor you will find bedroom four which has versatility and could be used as a games room. Outside, there is a front driveway providing plenty of parking and a rear garden. The property is ideally positioned within a quiet cul-de-sac, within close proximity of transport links, amenities and schooling.

- Extended & Versatile Six Bedroom Home
- Ground Floor 'Annexe Bedroom' With En Suite
- Superb Kitchen Diner
- First Floor En Suite & Bathroom
- Second Floor Bedroom Four / Games Room
- Fantastic Cul-De-Sac Location
- Close To Amenities & Transport Links
- Front Driveway Providing Ample Parking
- Landscaped Rear Garden



Front Door	Bedroom Two
Entrance Hall	11'8 x 9'
Kitchen Diner	En Suite
17'8 x 11'9	Bedroom Three
Living Room	11'7 x 11'6
14'8 x 11'3	Bedroom Five
Annexe Bedroom	8'3 x 6'3
15'1 x 11'4	Bathroom
Dressing Area	11'6 x 8'3
En Suite	Second Floor
Utility Room	Bedroom Four / Games Room
W/C	17'11 x 12'
First Floor Landing	Outside
Bedroom One	Front Driveway
14'8 x 11'1	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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Approx Total Floor Area - 1,918 sq ft



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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