



**Shepherds**  
Property Sales & Lettings

Hillside Crescent | Cheshunt | EN8 8PW | £455,000



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This three-bedroom terrace house offers a fantastic opportunity for those looking to put their own stamp on a property. The ground floor features a living room, a spacious kitchen/diner and a garden room that connects you to the outdoor space. Upstairs, you'll find three well-sized bedrooms along with a bathroom. The property also includes a front driveway for convenient parking, a rear garden for outdoor enjoyment, a garage, store room and a carport with rear vehicular access, adding to its practicality. Best of all, this home is chain-free, making for a smoother transition. With some modernisation, this house has great potential to become a lovely family home. The property is also ideally located on the sought-after Grange Estate which is a short walk of Cheshunt's 'Old Pond' with an array of amenities and transport links close by. If you are looking for an easy commute into London, the property is nestled between Cheshunt and Theobalds stations which go into Liverpool street and Seven sisters. If you're looking for a project, don't hesitate to book a viewing!

- To Be Sold Chain Free
- Exciting Potential And Scope For Improvement
- Three Bedroom Home
- Kitchen Diner
- Living Room
- Garden Room & W/C
- Front Dirveaway
- Garage & Store Room
- Carport & Rear Vehicular Access



Front Door

Entrance Hall

Living Room  
25'10 x 12'7

Kitchen Diner  
21'4 x 18'4

Garden Room  
18'4 x 7'8

W/C

First Floor Landing

Bedroom One  
13'8 x 11'3

Bedroom Two  
11'10 x 11'3

Bedroom Three

10'2 x 6'6

Shower Room  
6'9 x 6'6

Outside

Rear Garden

Garage  
16'1 x 9'1

Store Room  
10'11 x 9'1

Carport  
17'10 x 8'5

Rear Vehicular Access



**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.

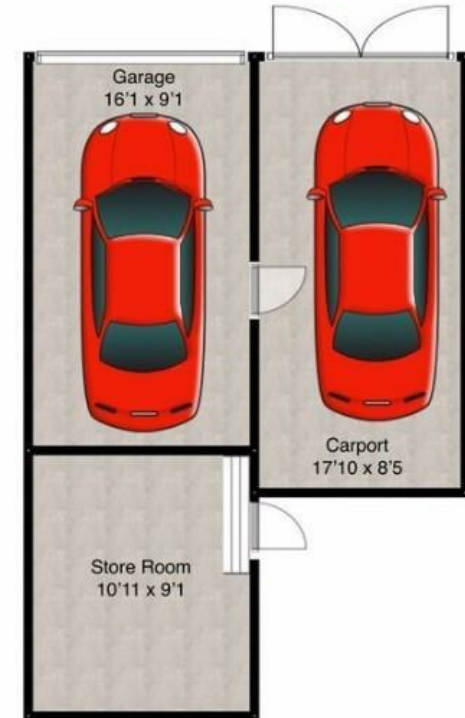
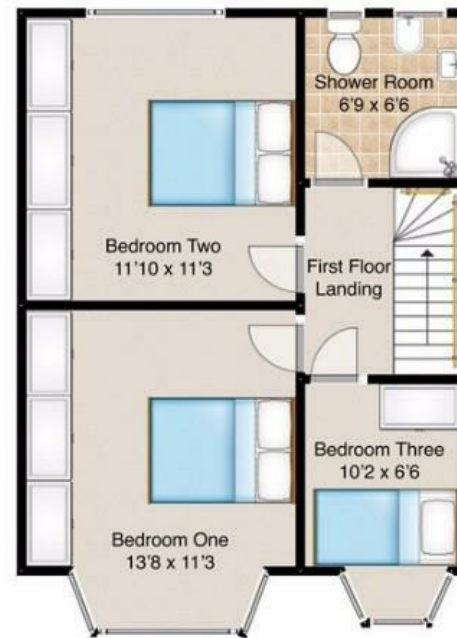


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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** D



# Hillside Crescent, Cheshunt, Hertfordshire



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**

