



Shepherds  
Property Sales & Lettings



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Hartland Road | Cheshunt | EN8 8PX | £485,000





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This three-bedroom semi-detached home presents an incredible opportunity for those looking to invest in a property with great potential. While the home requires some modernisation, it also offers ample scope for extensions, subject to relevant permissions.

The ground floor includes a spacious living room, perfect for relaxing or entertaining. Adjacent to this is a generous dining room that leads into a functional kitchen, providing a central hub for family life. The bright conservatory offers additional living space and access to the rear garden, while a convenient ground floor W/C adds practicality. On the first floor, you'll find three well-proportioned bedrooms, ideal for families or guests. The bathroom is also located on this level, ready for you to update to your taste.

Outside space, the property features a paved front garden with potential for creating a driveway, enhancing curb appeal and convenience. There is also a rear garden and a garage for additional storage.

The property is conveniently located close to popular schooling, transport links such as, Cheshunt Train Station and local amenities, making the property ideal for families and commuters alike.

This home is a fantastic opportunity for those looking to make their mark and create a truly personalized home. Don't miss out on this chance to transform a property with so much potential! TO BE SOLD CHAIN FREE.

- Three-Bedroom Semi-Detached
- Renovation Opportunity
- Scope For Extensions (STPP)
- Ground Floor W/C
- First Floor Bathroom
- Front & Rear Gardens
- Garage Included
- Prime Location
- To Be Sold Chain Free



Front Door  
 Entrance Porch  
 W/C  
 Entrance Hall  
 Living Room  
 15'4 x 11'7  
 Dining Room  
 7'5 x 6'9  
 Kitchen  
 10'10 x 7'5  
 Conservatory  
 12'2 x 7'2  
 First Floor Landing

Bedroom One  
 12'2 x 10'6  
 Bedroom Two  
 10'7 x 10'6  
 Bedroom Three  
 7' x 6'9  
 Bathroom  
 7'5 x 7'  
 Outside  
 Front Garden  
 Rear Garden  
 Garage  
 18'1 x 8'1





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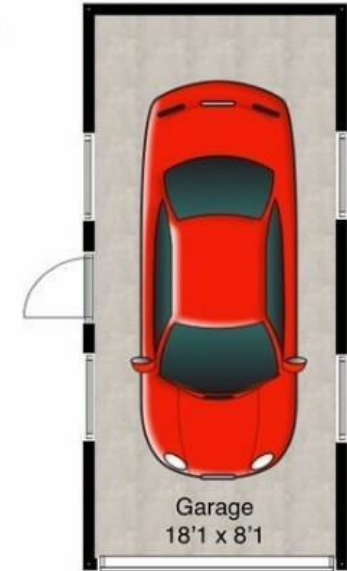
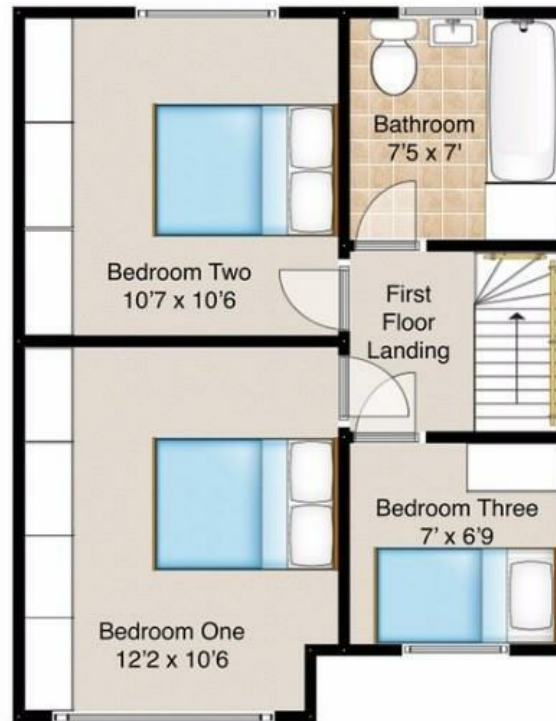
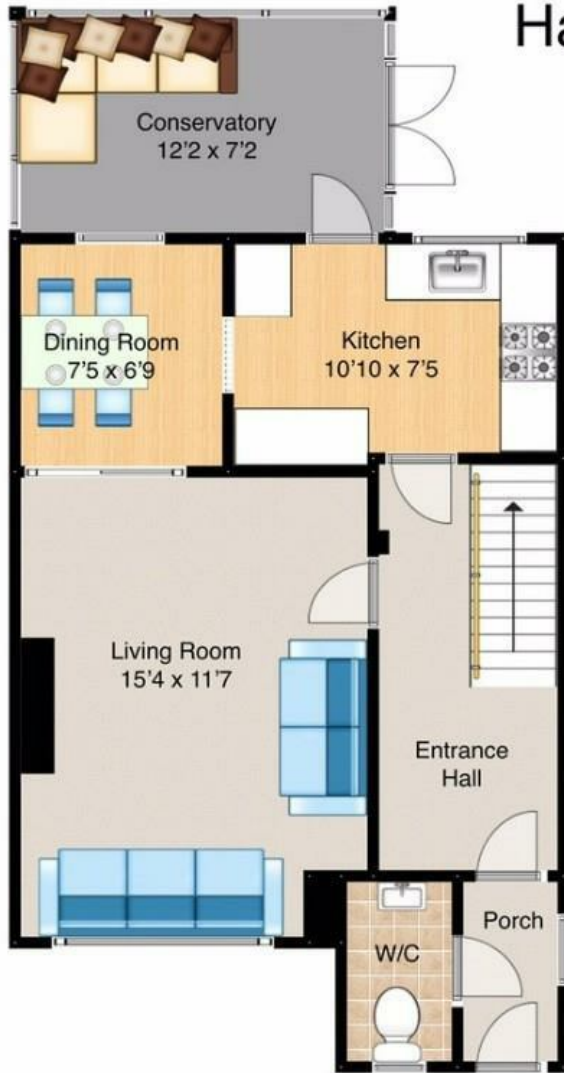
**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E







# Hartland Road, 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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



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