



Shepherds
Property Sales & Lettings



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Turners Hill | Cheshunt | EN8 9DD | £475,000





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A truly charming 3 bedroom home, boasting an abundance of original features, spacious living accommodation and ideally located walking distance of Cheshunt High Street & train station. The ground floor offers a sizeable living room, kitchen / breakfast room and dining room, while there is also a utility area and W/C on this floor. The living room has the benefits of a working fire and the impressive ceiling height is noticeable throughout. On the first floor there are three double bedrooms, the main bedroom being larger than average, and a bathroom. External benefits include a front and rear garden, as well as a workshop. There are an array of local amenities, transport links and schooling within easy reach of the property.

- A Truly Charming Home
 - Original Features
 - Front & Rear Garden
- Three Double Bedrooms
 - Kitchen/Breakfast Room
 - Workshop/Storage
- Spacious Living Accommodation Throughout
 - Ground Floor W/C
 - Excellent Location



Porch	Bedroom One
Entrance Hall	17'2 x 14'3
Living Room	Bedroom Two
14'1 x 13'1	12'11 x 11'4
Dining Room	Bedroom Three
12'7 x 11'4	10'4 x 9'5
Kitchen / Breakfast Room	Bathroom
16' x 9'5	6'2 5'3
Utility Area	External
15'1 x 6'5	Front Garden
W/C	Rear Garden
First Floor Landing	Workshop
	14'9 x 6'9



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



Turners Hill, Cheshunt, EN8



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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

