



Shepherds

Property Sales & Lettings

Roberts Close | Cheshunt | EN8 9RY | Offers In The Region Of £699,995





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Superbly located is this 4 bedroom detached home, offering spacious living accommodation throughout and situated a stones throw from Cheshunt Train Station and High Street. The ground floor comprises of an entrance hall, living room, kitchen / breakfast room, dining room, utility room and a w/c. On the first floor there are four bedrooms and a bathroom, while bedroom one also boasts an en suite. Outside, there is a front driveway providing ample parking, a garage and a rear garden. Within close proximity is multiple transport links, an array of essential amenities and popular schooling, both primary and secondary.

- Superbly Located Four Bedroom Detached Home
- Spacious Living Accommodation Throughout
- Situated A Stones Throw From Cheshunt Train Station & High Street
- Living Room & Dining Room
- Kitchen / Breakfast Room
- Utility Room & Ground Floor W/C
- First Floor Bathroom & En Suite To Bedroom One
- Front Driveway, Garage & Rear Garden
- Essential Amenities And Popular Schooling Nearby



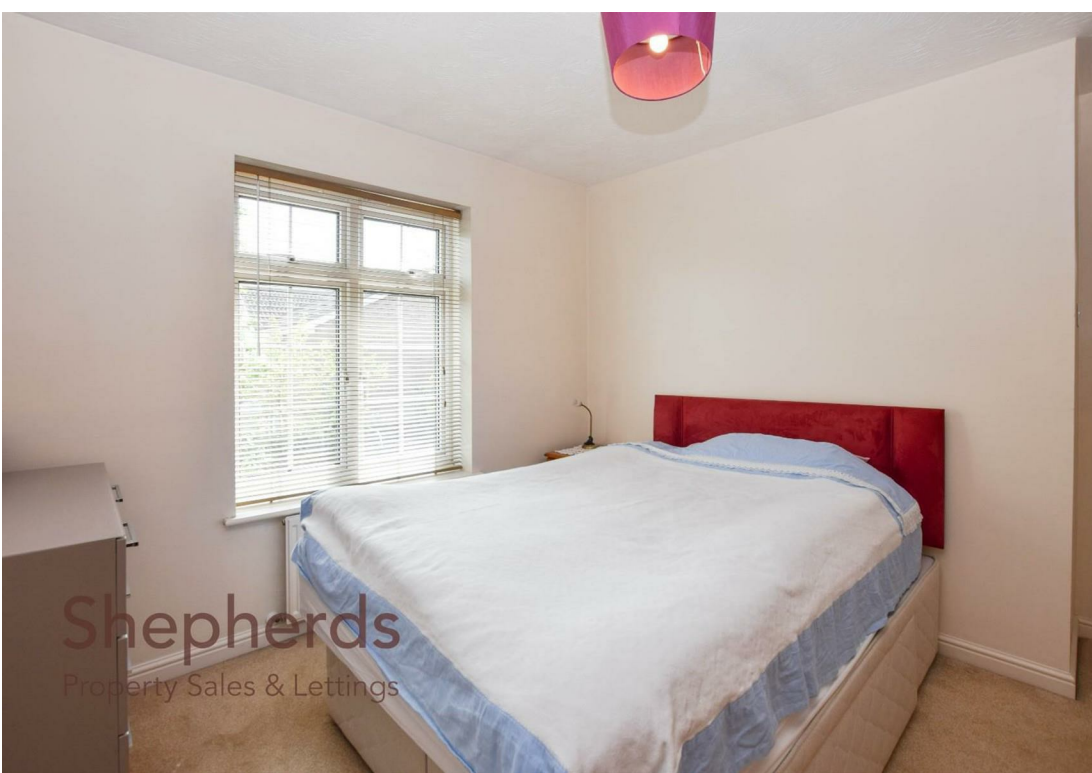
Front Door	En Suite
Entrance Hall	6'9 x 5'8
Living Room	Bedroom Two
18'2 x 11'	10'9 x 9'7
Kitchen / Breakfast Room	Bedroom Three
16'7 x 11'7	8'1 x 7'2
Utility Room	Bedroom Four
8'2 x 5'5	8'9 x 6'6
Dining Room	Bathroom
11'11 x 9'4	6'9 x 5'6
W/C	Outside
First Floor Landing	Front Driveway
Bedroom One	Garage
12'3 x 11'6	16'11 x 8'2
	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.

4 2 2 C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F



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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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HODDESDON

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FINE & COUNTRY

