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Property Sales & Lettings

Pettys Close | Cheshunt | EN8 0EW | Offers Over £480,000





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# Pettys Close | Cheshunt | EN8 0EW

CHAIN FREE. A detached, three bedroom home located within walking distance of Cheshunt High Street and Cheshunt Train Station. The property is well presented, with the ground floor comprising of an entrance porch, living room, kitchen / breakfast room, conservatory and a w/c. On the first floor there are three bedrooms and a shower room. Outside, there is a front driveway, garage and a rear garden. Popular schooling and an array of transport links are nearby, as well as plenty of essential of amenities.

- Well Presented Detached Home
  - Ground Floor W/C
  - Garage & Driveway
- Three Bedrooms
  - Living Room & Conservatory
  - Easy Maintenance Rear Garden
- Modern Kitchen / Breakfast Room
  - First Floor Shower Room
  - Ideal And Popular Location



|                          |                |
|--------------------------|----------------|
| Front Door               | Bedroom Two    |
| Entrance Porch           | 10'7 x 8'5     |
| Living Room              | Bedroom Three  |
| 15'4 x 11'5              | 10'7 x 6'9     |
| Kitchen / Breakfast Room | Shower Room    |
| 15'5 x 10'7              | 68 x 6'5'      |
| Conservatory             | Outside        |
| 11'9 x 8'9               | Front Driveway |
| W/C                      | Garage         |
| First Floor Landing      | 17'5 x 9'      |
| Bedroom One              | Rear Garden    |
| 15'4 x 8'10              |                |



**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 Council  
Tax Band: E

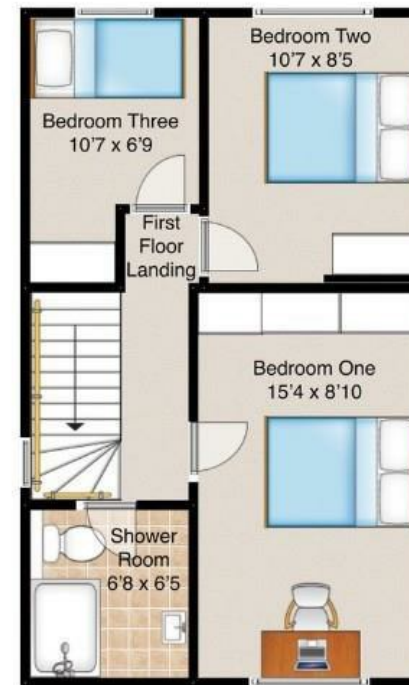




# Pettys Close, Cheshunt, Hertfordshire



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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)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

**FINE & COUNTRY**

