

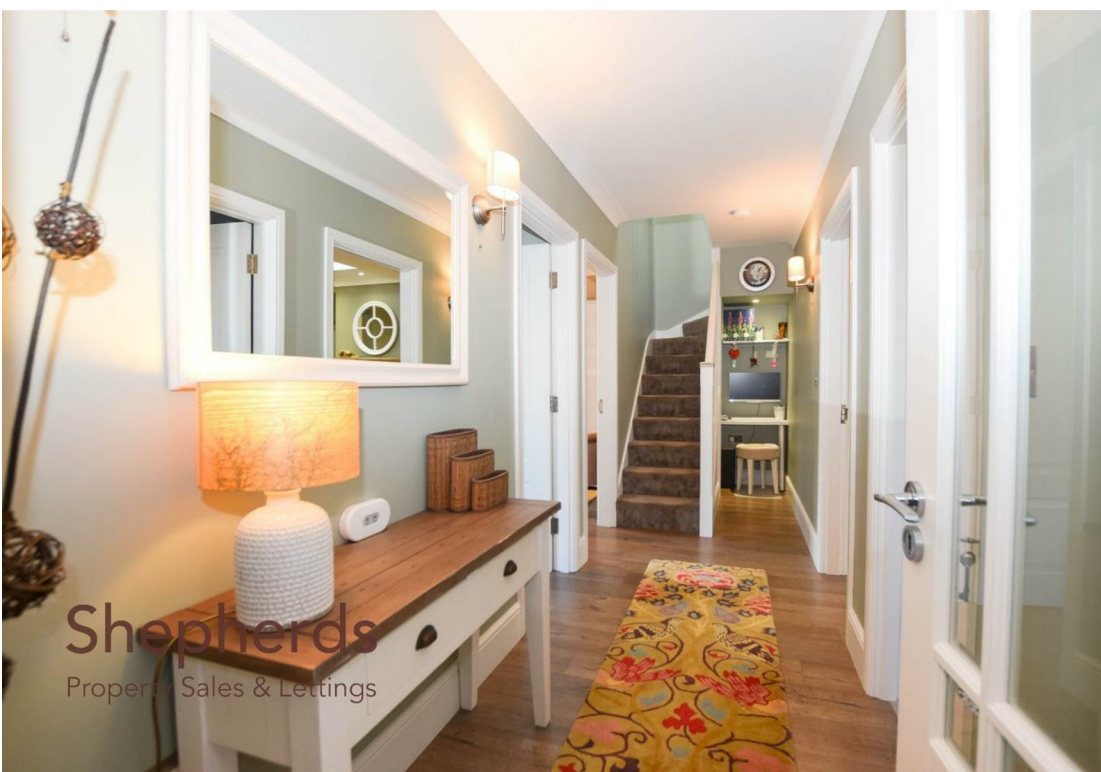


Shepherds
Property Sales & Lettings



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Dysons Close | Waltham Cross | EN8 8RL | £585,000



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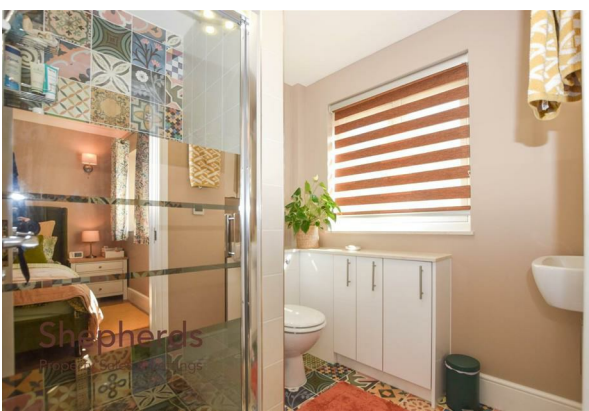
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Shepherds are proud to market this immaculate two double bedroom bungalow, offering spacious living accommodation suited to modern living and finished to a high standard throughout. Under floor heating serves the entire ground floor and comprises of an entrance lobby and hall, a cosy living room with a log burner, flowing through to the open plan kitchen diner, two double bedrooms and a bathroom. There is also the added convenience of an en suite to bedroom one, and a utility and loft Area. Outside there is a front driveway providing ample parking, a side garden and a west facing rear garden. The garden / guest room provides great versatility with the added benefit of a shower room. The property is ideally positioned within walking distance of popular train stations, amenities and schooling, as well as backing on to the historic and beautiful Cedars Park. TO BE SOLD CHAIN FREE.

- Immaculate Two Double Bedroom Bungalow
- Underfloor Heating Throughout Ground Floor
- West-Facing Rear Garden
- Cosy Living Room With Log Burner
- Utility Room And Loft Area
- Front Driveway With Ample Parking
- Open-Plan Kitchen/Diner
- Detached Garden/Guest Room With Shower
- TO BE SOLD CHAIN FREE



Front Door	Bathroom
Entrance Lobby	6'8 x 6'7
Entrance Hall	First Floor Landing
Living Room	Loft Area
13'5 x 12'7	12'4 x 10'5
Kitchen Diner	Boiler / Comms Room
18'10 x 11'8	10'5 x 4'1
Utility Room	External
6'8 x 6'6	Front Driveway
Bedroom One	Side Garden
14' x 8'11	West Facing Rear Garden
En Suite	Garden / Guest Room
8'9 x 8'	11'10 x 10'4
Bedroom Two	Shower Room
9'7 x 9'6	Garden Store
Dressing Area	



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.



Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
D



Dysons Close, Waltham Cross, Hertfordshire



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