



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Churchgate | Cheshunt | EN8 9DZ | £450,000





Shepherds
Property Sales & Lettings

Churchgate | Cheshunt | EN8 9DZ

Shepherds are delighted to market this wonderful three bedroom, link-detached home, boasting an abundance of potential and substantial living accommodation throughout. The ground floor includes an entrance porch, living room, kitchen, separate dining room, a w/c and bedroom three. On the first floor, there are two double bedrooms and a bathroom. Outside, there is a front garden and driveway, while to the rear there is a courtyard for entertaining and a further rear garden. The property is ideally situated within a short walk of amenities and schooling, as well as plenty of transport links located close by. TO BE SOLD CHAIN FREE.

- Spacious Three-Bedroom Link-Detached Home
 - Family Bathroom
 - Prime Location
- Versatile Ground Floor Layout
 - Front Garden & Driveway Parking
 - Chain-Free Sale
- Two Double Bedrooms Upstairs
 - Courtyard & Private Rear Garden
 - Abundance of Potential



Porch Door	First Floor Landing
Entrance Porch	Bedroom One
Front Door	11'11 x 10'11
Lobby	Bedroom Two
Living Room	13'6 x 8'7
17'8 x 11'11	Bathroom
Kitchen	8'2 x 5'10
12' x 7'	Outside
Dining Room	Front Garden
13'1 x 12'	Front Driveway
W/C	Courtyard
Bedroom Three	22'2 x 19'2
11'11 x 7'	Rear Garden



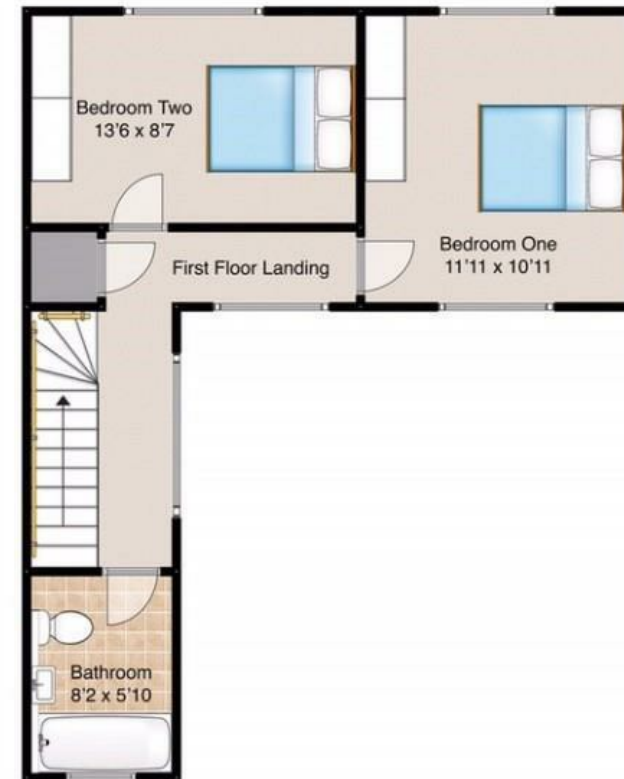
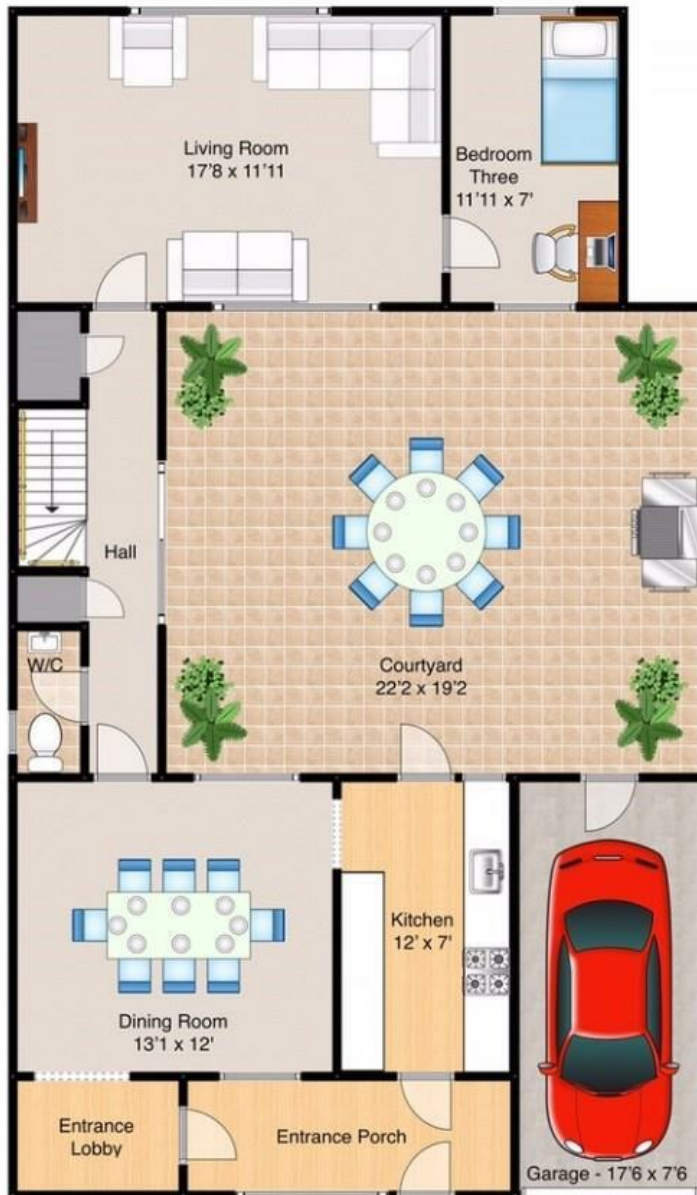
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.



Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E



Churchgate Road, Cheshunt, Hertfordshire



Shepherds
Property Sales & Lettings

This floorplan is for guidance only and may not be accurate. Fine and Country 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 1988 and must not be reused or edited without permission from Shepherds Estate Agents LTD.



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

