



Shepherds
Property Sales & Lettings

Norwood Road | Cheshunt | EN8 9RW | £645,000



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This spacious and versatile 3/4 detached home is located within a sought-after road, and is a stones throw from Cheshunt Train Station and High Street. The ground floor features a bright living room, modern kitchen / breakfast room, utility room, conservatory and a w/c. Completing the ground floor is the converted garage which offers flexibility as a second reception or fourth bedroom. On the first floor, there are three bedrooms and a stylish family shower room. Bedroom one benefits from an en-suite. Outside, there is a private driveway providing ample parking and a landscaped rear garden. Plenty of amenities and transport links are nearby, as well as highly regarded schooling within close proximity. TO BE SOLD CHAIN FREE.

- Spacious Detached Family Home
 - Versatile Converted Garage / Bedroom
 - Chain Free Sale
- Three / Four Bedrooms
 - Bedroom One With En-Suite
 - Walking Distance To Cheshunt Station & High Street
- Modern Kitchen With Central Island
 - Driveway Providing Ample Parking



Front Door	First Floor Landing
Entrance Hall	Bedroom One
Living Room	11'3 x 10'6
13'5 x 13'2	En Suite
Kitchen / Breakfast Room	Bedroom Two
20'5 x 9'1	10'1 x 8'9
Bedroom Four / Reception Room	Bedroom Three
17'2 x 8'9	7'10 x 7'6
Conservatory	Shower Room
11'5 x 8'1	5'9 x 5'5
Utility Room	Outside
5'1 x 4'10	Front Driveway
W/C	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



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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

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

