



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Varney Close | Cheshunt | EN7 6LU | £465,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Varney Close | Cheshunt | EN7 6LU

Located in the highly sought-after area of West Cheshunt, this spacious four-bedroom home offers a fantastic opportunity with great scope for improvement throughout. Spread over three floors, the property provides generous living accommodation throughout. The ground floor features a spacious living room and dining area, kitchen, and a convenient shower room. Upstairs, there are four well-proportioned bedrooms and a family bathroom with both bath and shower facilities. Externally, the property benefits from a front driveway, a rear garden, and a garage with rear vehicular access. Perfectly positioned close to Brookfield Farm Shopping Centre, excellent transport links, and highly regarded schooling. TO BE SOLD CHAIN FREE.

- Four-Bedroom Home Over Three Floors
- Scope For Improvement Throughout
- Open Plan Living Room & Dining Area
- Ground Floor Shower Room
- First Floor Bath / Shower Room
- Front Driveway & Rear Garage
- Landscaped Rear Garden
- Prime West Cheshunt Location Near Amenities
- Chain Free



Porch Door	Bedroom Three
Entrance Porch	11'4 x 10'5
Entrance Hall	Bedroom Four
Living Room	7' x 6'4
13'10 x 11'9	Second Floor
Dining Area	Bedroom One
17'8 x 10'10	16'1 x 12'10
Kitchen	External
12'8 x 8'11	Front Driveway
Shower Room	Rear Garden
First Floor Landing	Garage
Bedroom Two	16'1 x 9'5
12'11 x 10'5	



Shepherds
Property Sales & Lettings

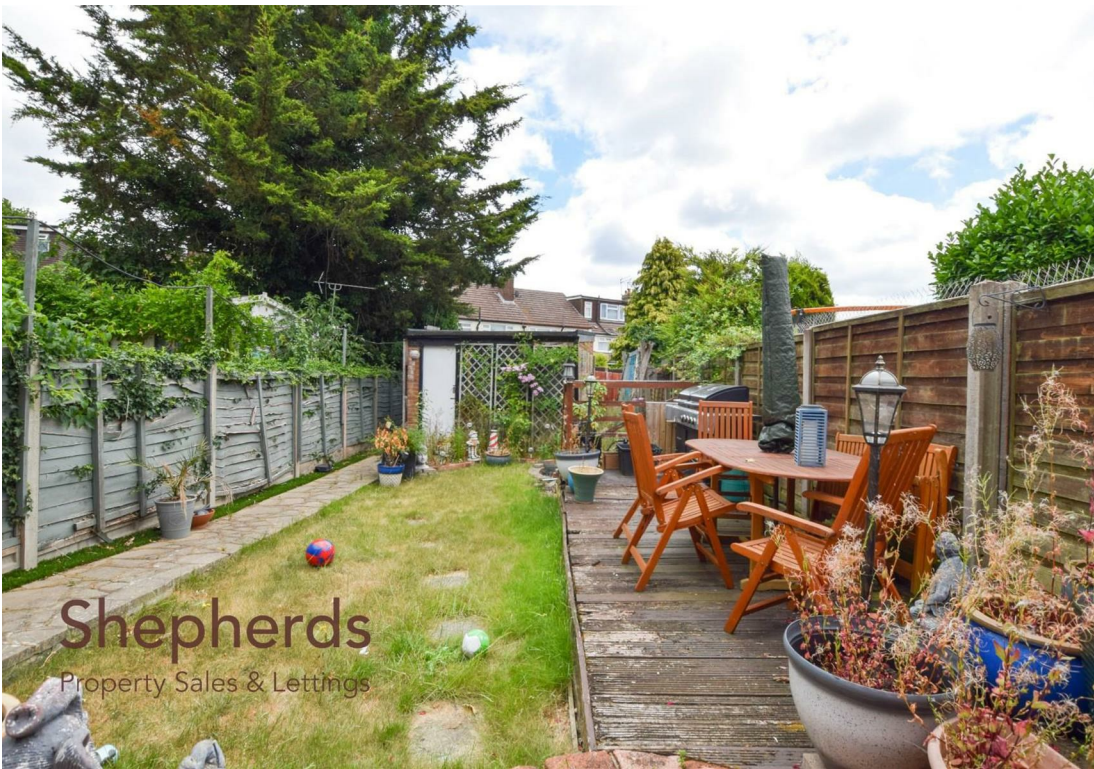


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered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

Tenure :
Council:
Tax Band:
Freehold
Broxbourne Borough
D





Varney Close, West Cheshunt, Hertfordshire

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.





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

