



Shepherds
Property Sales & Lettings



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Bury Green Road | Cheshunt | EN7 5AH | £500,000





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Shepherds are delighted to market this semi detached home, occupying a rare and exciting corner plot, with superb potential for extensions or development (STPP). The property features an open plan entrance, a spacious lounge/diner, kitchen, office, two well-proportioned bedrooms and a shower room. Outside, the property boasts a generous frontage with off street parking and scope to create further parking (STPP), a substantial side plot, and a lengthy rear garden — perfect for outdoor living and entertaining. Further benefits include the integral garage and the privately owned solar panels which currently generate an inviting sum. The property is ideally located within the popular West Cheshunt, close to local amenities, highly regarding schooling and excellent transport links, this property presents a fantastic opportunity for families and investors alike.

- Corner Plot With Extension/Development Potential (STPP)
 - Versatile Office/Study
 - Large Garden With Side Plot
- Open-Plan Lounge/Diner
 - Two Spacious Bedrooms
 - Owned Solar Panels Generating Income
- Stylish Fitted Kitchen
 - Off-Street Parking & Garage
 - Popular West Cheshunt Location



Porch Door	Bedroom Two
Entrance Porch	11'1 x 8'9
Front Door	Shower Room
Open Plan Entrance	6'5 x 6'1
Lounge Diner	Outside
21' x 18'	Front Driveway
Kitchen	Front Garden
9'2 x 8'	Garage
Study	17'2 x 9'3
9'3 x 6'1	Side Plot
First Floor Landing	Rear Garden
Bedroom One	
13' x 9'10	



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.

 2  1  2  B

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Bury Green Road, West 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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