













Bury Green Road | Cheshunt | EN7 5AH

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. Furter 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
 Open-Plan Lounge/Diner
 Potential (STPP)
- Stylish Fitted Kitchen

- Versatile Office/Study
- Two Spacious Bedrooms
- Off-Street Parking & Garage

- Large Garden With Side Plot
- Owned Solar Panels Generating Income
- Popular West Cheshunt Location



Porch Door

Entrance Porch

Front Door

Open Plan Entrance

Lounge Diner

21' x 18'

Kitchen

9'2 x 8'

Study

9'3 x 6'1

First Floor Landing

Bedroom One

13' x 9'10

Bedroom Two

11'1 x 8'9

Shower Room

6'5 x 6'1

Outside

Front Driveway

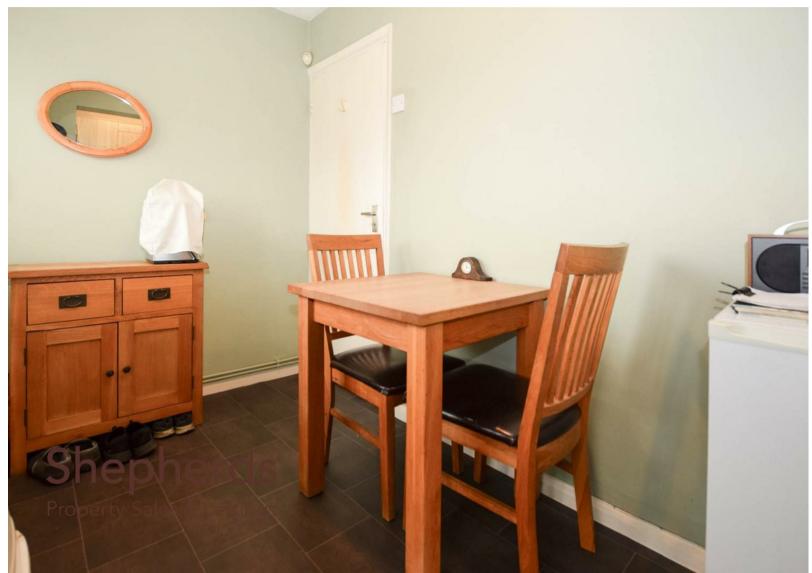
Front Garden

Garage

17'2 x 9'3

Side Plot

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.







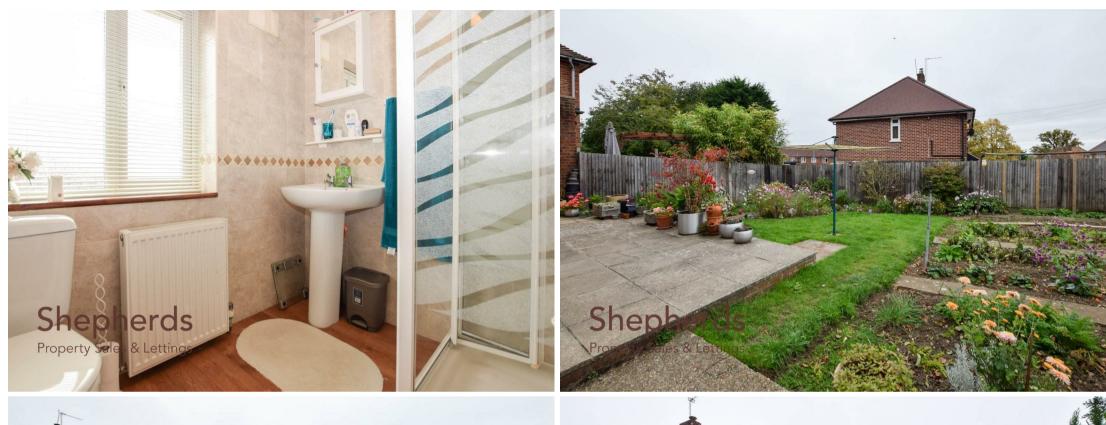


Tenure: Freehold Council:

Broxbourne Borough

Tax Band: D







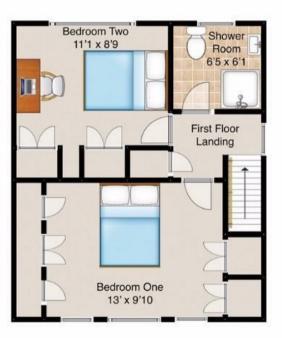


Bury Green Road, West Cheshunt, Hertfordshire









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.





CHESHUNT

1 High Street, Cheshunt EN8 OBY

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











