



Shepherds
Property Sales & Lettings

Wycliffe Close | Cheshunt | EN8 0FJ | £475,000





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Shepherds are pleased to offer this well-presented, modern and extended three-bedroom terraced home, complete with a driveway for two cars. The ground floor features an entrance hall, a useful guest WC, and an open-plan lounge/dining area that leads into a smart, contemporary kitchen. French doors open directly onto a low-maintenance rear garden. The first floor boasts two generous double bedrooms and a sleek family bathroom. On the second floor, a stylish loft conversion creates a spacious principle bedroom with a dressing area and its own shower room. Situated in a convenient location, close to transport links, schooling and the High Street, this home is an excellent choice for families and commuters alike.

- Extended Three Bedroom Home
- Driveway Parking For Two Cars
- Bright Open-Plan Lounge Diner
- Modern Contemporary Fitted Kitchen
- Low-Maintenance Rear Garden
- Two Spacious First-Floor Double Bedrooms
- Stylish Loft-Principle Bedroom With Dressing
- Additional En-Suite Shower Room
- Close To Transport Links, Schools And High Street
- Area



Front Door	Bathroom Three
Entrance Hall	15' x 9'6
Lounge Diner	Second Floor Landing
15' x 15'	Principle Bedroom
Kitchen	20'8 x 11'2
13'5 x 8'	Dressing Area
W/C	Shower Room
First Floor Landing	8'3 x 5'5
Bedroom Two	Outside
15' x 11'9	Rear Garden
Bathroom	Front Driveway
5'11 x 5'5	



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 :
Council:
Tax Band:

Freehold
Broxbourne Borough
D



Wycliff Close, 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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FINE & COUNTRY

