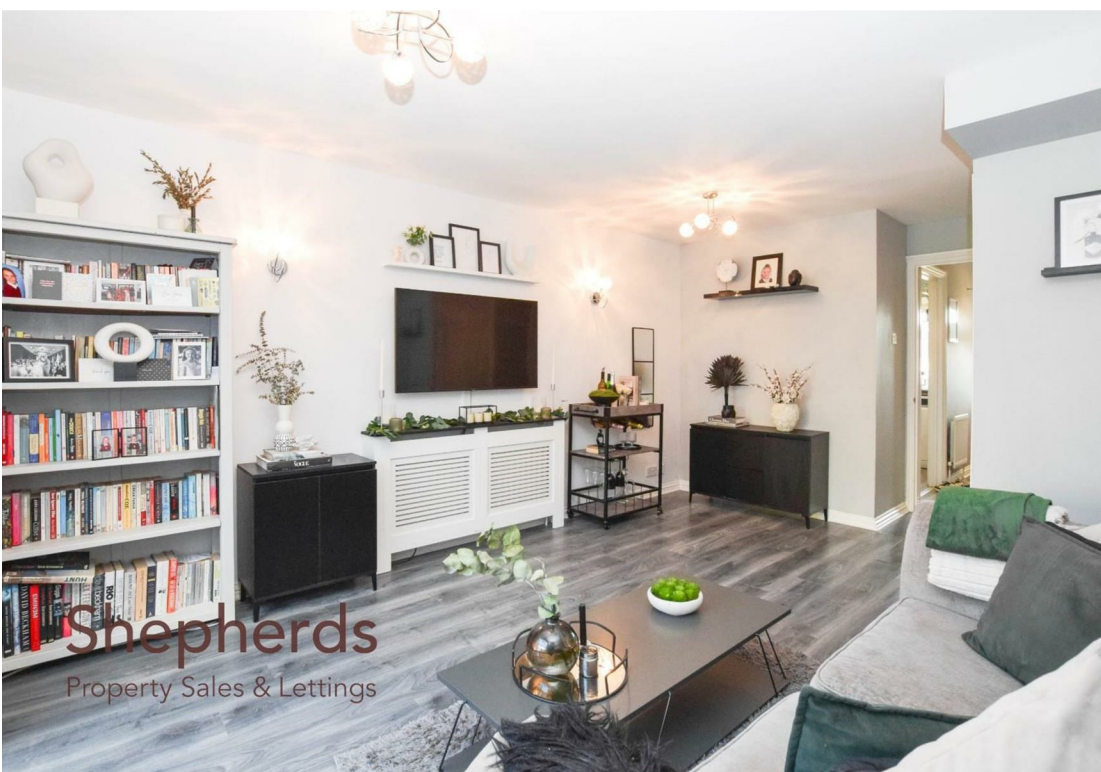
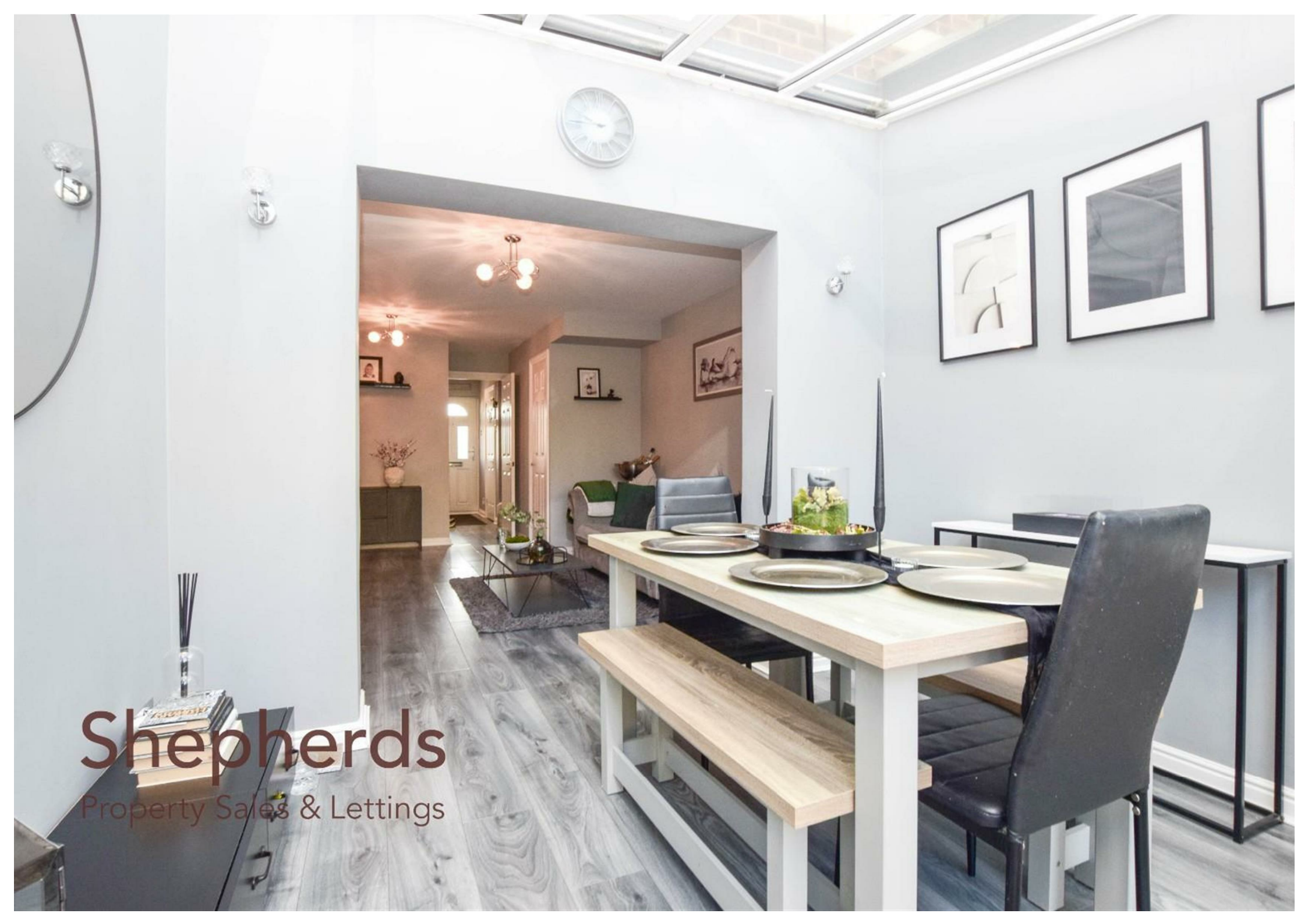




Shepherds
Property Sales & Lettings

Rogers Close | West Cheshunt | EN7 6XW | Guide Price £440,000





The image shows a bright, modern dining room with light grey walls and a large skylight. In the foreground, a light wood dining table is set with four place settings, including plates and cutlery. A long wooden bench is attached to one side of the table, and a black upholstered chair is visible. The table is decorated with a centerpiece of greenery and flowers. To the left, a dark console table holds a stack of books and a vase of reeds. The dining room opens up into a living room area, which is visible through a large archway. The living room features a grey sofa, a coffee table, and a chandelier. The floor is covered in light grey wood-look laminate. The overall atmosphere is clean, bright, and contemporary.

Shepherds
Property Sales & Lettings

Rogers Close | West Cheshunt | EN7 6XW

Guide Price - £440,000 to £450,000. Shepherds are pleased to offer this well presented three-bedroom extended home on Rogers Close in West Cheshunt . A spacious and extended ground floor allows for a kitchen, living room, separate dining room and WC. Upstairs, on the first floor you have two double bedrooms and a modern family bathroom. On the 2nd floor you are met with the principle bedroom suite which benefits from an extra room to be used for what suites your needs whether it be a dressing area or office space. Externally you benefit from a low maintenance rear garden whilst to the front you have two parking spaces. With its thoughtful layout and desirable setting, this property is ready to be enjoyed as a welcoming new home.

- Three Bedroom Family home
 - Separate Dining Room
 - Low Maintenance Rear Garden
- Extended Ground Floor & Loft
 - Convenient Downstairs WC
 - Two Private Parking Spaces
- Modern Kitchen
 - Principal Bedroom Suite with Extra Room
 - West Cheshunt Location



Front Door	Bedroom Three
Entrance Hall	11'7 x 10'3
Kitchen	Bathroom
11'4 x 5'3	6'9 x 5'6
Living Room	Stairs
15'10 x 11'7	Second Floor
Dinning Room	Principle Bedroom
9'6 x 6'8	13'8 x 11'
WC	Dressing Area / Office
Stairs	11'5 x 7'11
First Floor Landing	External
Bedroom Two	Rear Garden
11'7 x 10'3	Two Parking Spaces To Front



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:

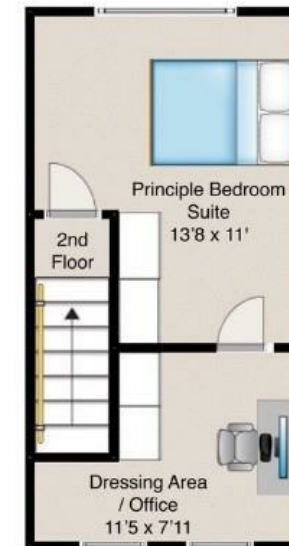
Freehold
Broxbourne Borough
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Rogers Close, West Cheshunt, Hertfordshire



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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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