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Property Sales & Lettings



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Wheatcroft | Cheshunt | EN7 6JT | Offers In Excess Of £450,000



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# Wheatcroft | Cheshunt | EN7 6JT

Shepherds are pleased to market this recently renovated, three bedroom bungalow boasting a modern finish throughout. The property offers versatile and spacious accommodation throughout, including - a living room, bright conservatory, a modern kitchen and utility room, three bedrooms and a bathroom. Outside, the bungalow benefits from a private and 'easy to maintain' rear garden and a front paved garden. Wheatcroft is well positioned, with excellent access to local amenities, schools, and transport links, including easy connections into London. This beautifully renovated bungalow is ready to move into and presents a fantastic opportunity for buyers looking for a modern home in a desirable area. TO BE SOLD CHAIN FREE.

- Recently Renovated Three-Bedroom Bungalow
- Modern Finish Throughout
- Spacious And Versatile Layout
- Bright Living Room And Conservatory
- Contemporary Kitchen / Breakfast Room
- Stylish Bathroom
- Private Low-Maintenance Rear Garden
- Paved Front Garden
- Chain Free Sale



|              |                    |
|--------------|--------------------|
| Front Door   | Bedroom Two        |
| Hallway      | 10'5 x 10'         |
| Lounge Diner | Bedroom Three      |
| 16'7 x 10'5  | 10'4 x 6'3         |
| Kitchen      | Bathroom           |
| 14'4 x 11'6  | 12' x 5'5          |
| Utility Room | Outside            |
| 6'8 x 5'8    | Paved Front Garden |
| Conservatory | Rear Garden        |
| 17'7 x 8'11  |                    |
| Bedroom One  |                    |
| 10'6 x 10'1  |                    |



**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 Council  
**Tax Band:** D



# Wheatcroft, Cheshunt, EN7



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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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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

