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Property Sales & Lettings

Dahlia Close | West Cheshunt | EN7 6NR | Offers In Excess Of £625,000



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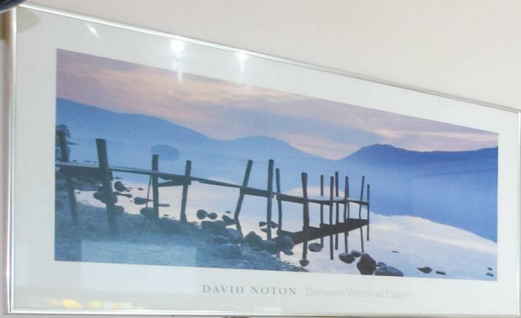
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Shepherds Estate Agents are pleased to offer this spacious four-bedroom detached family home, set within a highly sought-after residential cul-de-sac in West Cheshunt. The property provides versatile living accommodation with excellent scope for further improvement. The ground floor comprises of a good-sized living room, separate dining room, and a fitted kitchen with an adjoining utility room. Further benefits include double glazing and gas central heating. On the first floor, there are four well-proportioned bedrooms, with the main bedroom benefiting from an en suite, in addition to a family bathroom serving the remaining rooms. Externally, the property enjoys a well-maintained landscaped rear garden. To the front, there is a driveway providing off-street parking, leading to an integral garage.

Conveniently located, the property is within easy reach of local amenities, well-regarded schools, and excellent transport links.

- Four-Bedroom Detached Family Home
- Sought-After West Cheshunt Cul-De-Sac
- Spacious Layout With Potential To Modernise
- Separate Living Room And Dining Room
- Fitted Kitchen With Utility Room
- En Suite To Principal Bedroom
- Family Bathroom
- Private Landscaped Rear Garden
- Driveway Parking And Integral Garage

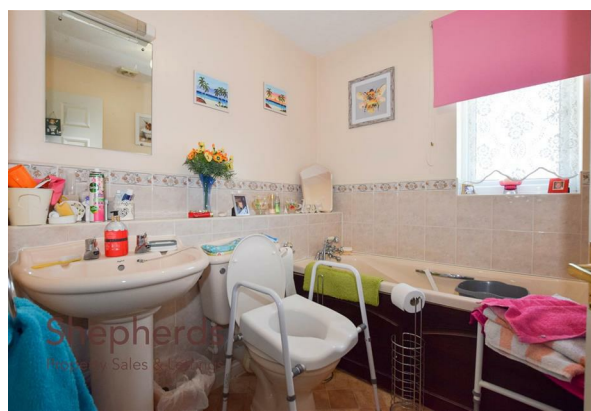


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Front Door	Bedroom One
Entrance Hall	11' x 10'7
Living Room	En Suite
15'8 x 10'11	Bedroom Two
Kitchen / Breakfast Room	9'7 x 9'5
11'9 x 9'7	Bedroom Three
Dining Room	7'11 x 6'8
9'7 x 8'9	Bedroom Four
Utility Room	20'4 x 7'11
9'7 x 4'11	Bathroom
W/C	7' x 6'4
Integral Garage	Outside
18' x 8'1	Front Driveway
First Floor Landing	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.

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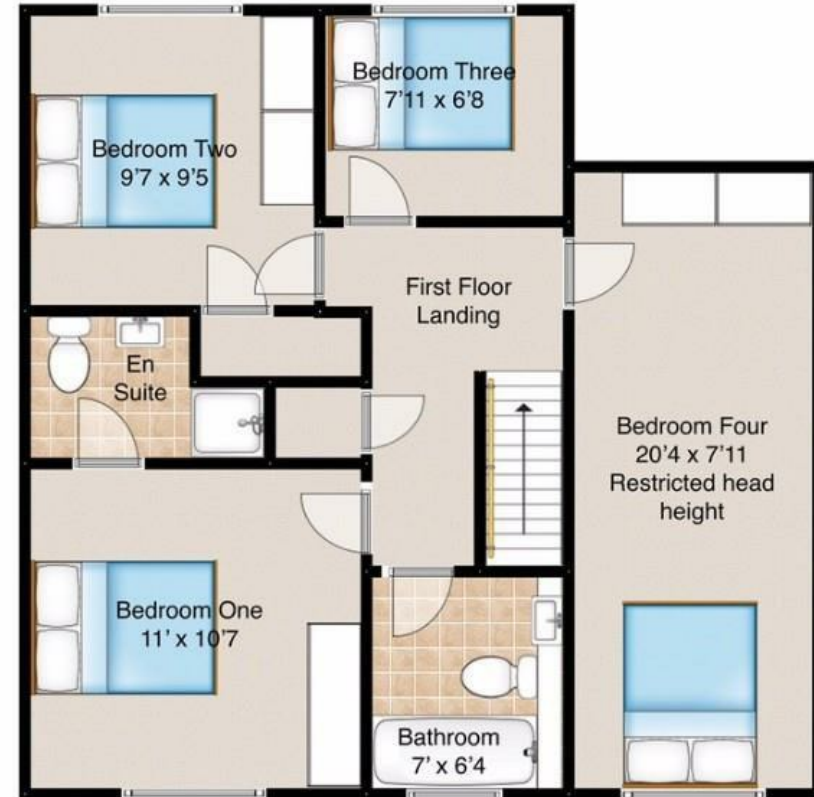
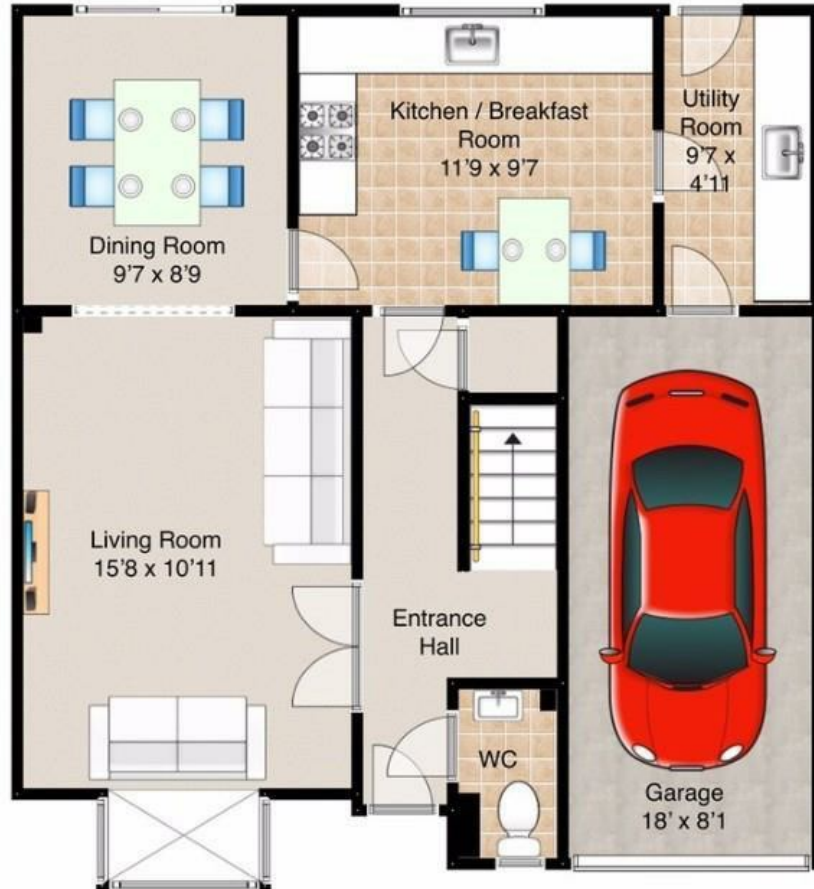
Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F

Dahlia Close, West 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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