



Shepherds
Property Sales & Lettings

Hillview Gardens | Cheshunt | EN8 0PH | Guide Price £395,000



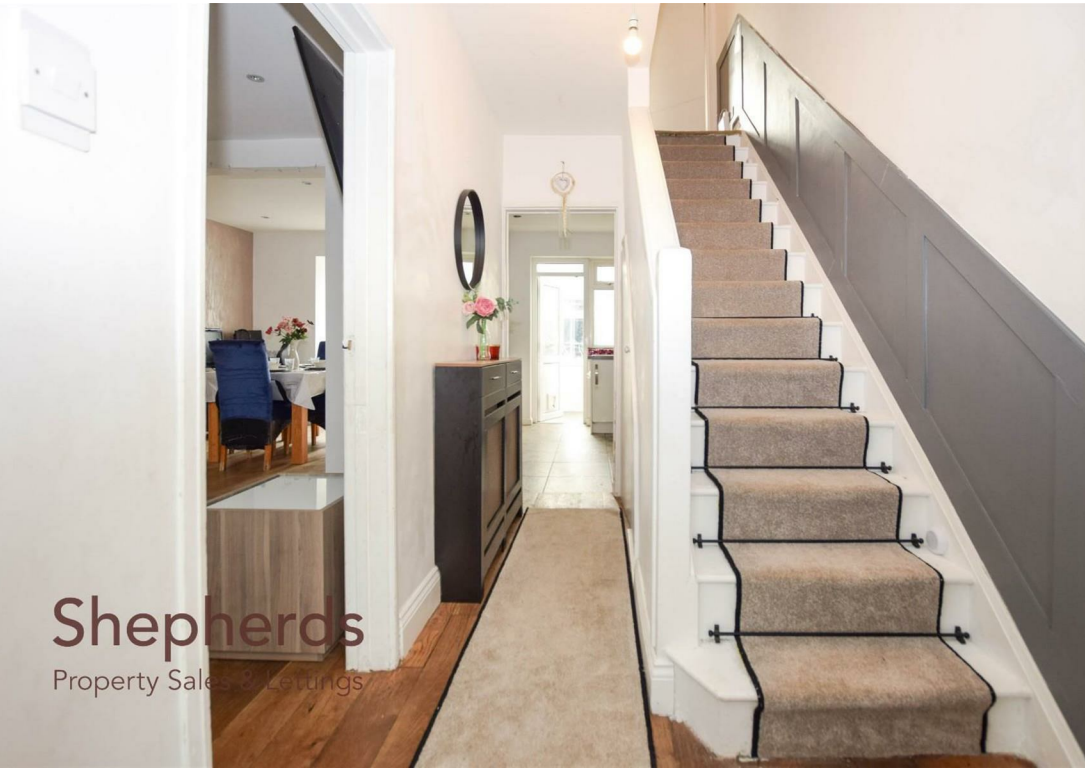


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GUIDE PRICE - £395,000-£415,000. Shepherds Estate Agents are pleased to market this well-proportioned three-bedroom home, boasting an impressive approximately 70ft south-facing rear garden and scope for extensions, subject to the relevant permissions. On the ground floor there is a spacious lounge diner, a modern kitchen and a utility / conservatory. The first floor benefits from three bedrooms and a bathroom, there is also ample loft storage. Conveniently positioned within close proximity of Brookfield Shopping Centre, popular schooling and enjoys excellent transport links, with straightforward access to the A10 and M25, making it particularly attractive to commuters and families alike.

- Three-Bedroom Home
- Approx. 70ft South-Facing Rear Garden
- Scope To Extend (STPP)
- Spacious Lounge / Dining Room
- Modern Fitted Kitchen
- Utility Area / Conservatory
- Front Driveway Potential
- Close To Brookfield Shopping Centre
- Popular Schooling Nearby



Porch Door	Bedroom One
Entrance Porch	13'5 x 9'9
Front Door	Bedroom Two
Entrance Hall	10'10 x 8'9
Lounge Diner	Bedroom Three
23'7 x 12'1	8'4 x 8'
Kitchen	Bathroom
9'10 x 9'6	6'10 x 5'5
Utility / Conservatory	Outside
7'2 x 5'7	Front Garden
First Floor Landing	South Facing 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 :
Council:
Tax Band:

Freehold
Broxbourne Borough
D





Hillview Garden, 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.



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FINE & COUNTRY

