



Shepherds
Property Sales & Lettings

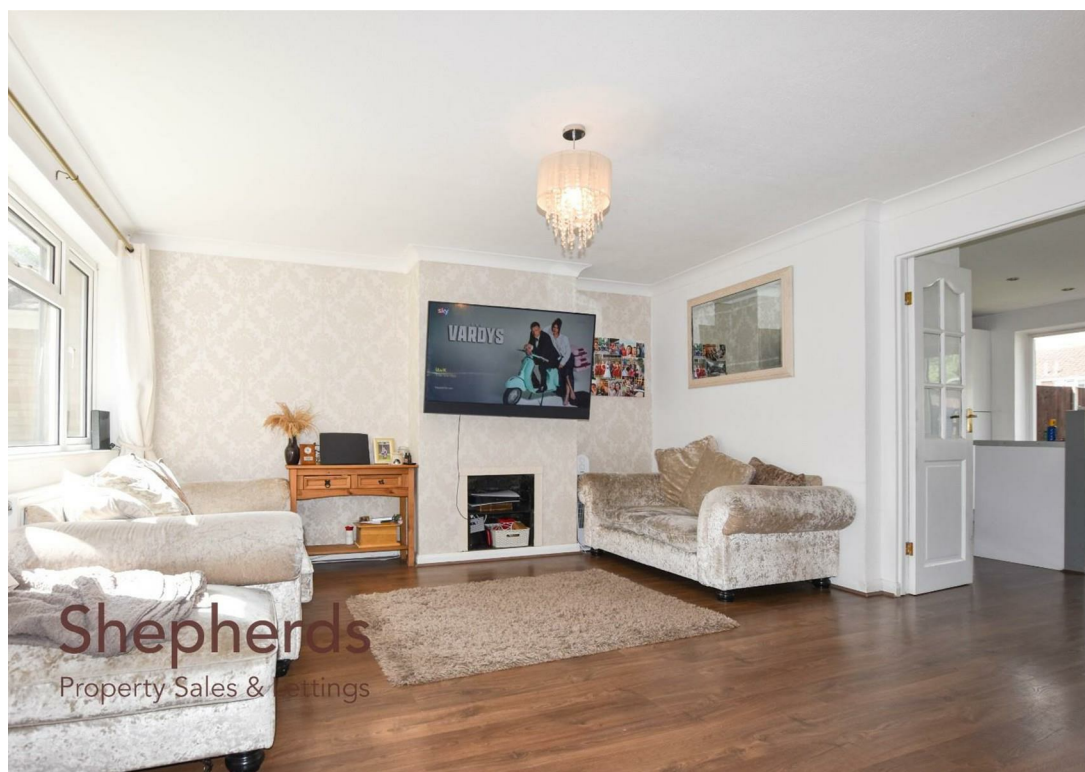


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Perrysfield Road | Waltham Cross | EN8 0TE | Offers In Excess Of £415,000



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Shepherds are pleased to offer this three bedroom terraced family home with scope for extension and improvement (STPP) located within walking distance to excellent local amenities and highly regarded schools. The ground floor features a welcoming entrance hall leading to a spacious living room with the added benefit of a study, a well equipped kitchen diner and WC. Upstairs, the property offers three well sized bedrooms with bedroom one and three benefitting from built in storage and a modern family bathroom. Externally, the property boasts a beautiful and easy maintenance rear garden as well as a gated front garden. To the Rear the property also benefits from a parking space. Conveniently located close to the Brookfield Centre, with its wide range of shopping and leisure facilities as well as transport links including the A10 and M25 this attractive home represents an excellent opportunity for families, first-time buyers, or investors alike.

- Sought After Location
 - Three Well Proportioned Bedrooms
 - Front & Rear Garden
- Bright Kitchen Diner
 - WC On Ground Floor
 - Parking To The Rear
- Spacious Living Room
 - Study Area
 - Scope For Extension (STPP)



Front Door	Bedroom Two
Entrance Hall	10'11 x 6'9
Living Room	Bedroom Three
14'10 x 13'7	11 x 6
Kitchen Diner	Bathroom
14'10 x 12'10	7'8 x 5'11
Study	External
WC	Rear Gadren
First Floor Landing	Front Garden
Bedroom One	Parking To Rear
13'10 x 8'5	



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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.



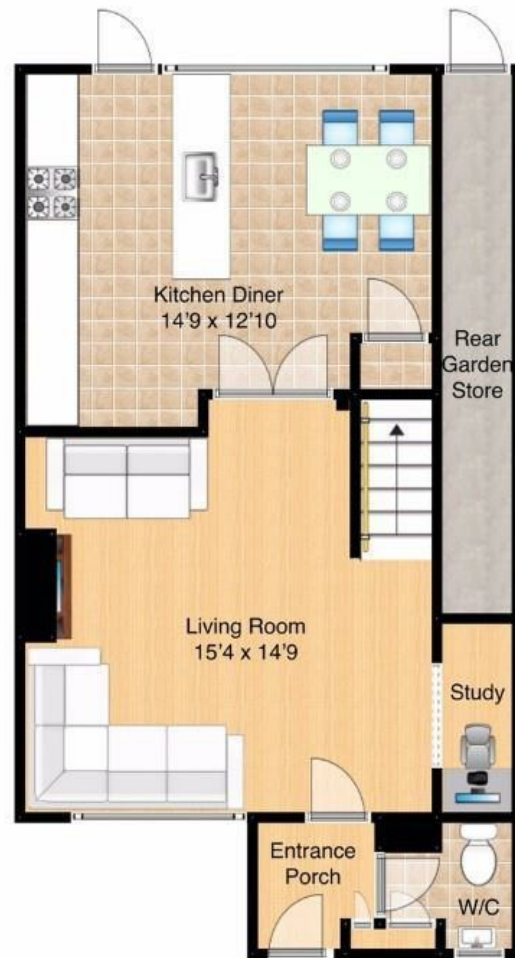
Tenure :
Council:
Tax Band:

Freehold
Broxbourne
E





Perrysfield Road, 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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