Shepherds
Property Sales & Lettings

Claremont I I EN7 5QR I £525,000

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Shepherds are pleased to offer this four bedroom, extended family home in the sought after area of Claremont, and sold as CHAIN FREE. The ground floor offers a welcoming and long entrance hall, which leads into the kitchen, living room and separate dinning room. This floor also benefits from a utility room and integral garage. Upstairs on the first floor the home features three out of the four double bedrooms and family bathroom. The second Floor has access to the principle suite. Externally you have a covered outdoor area perfect for entertaining and a low maintenance rear garden whilst to the front you are met with a driveway. The property is conveniently located within easy reach of the highly regarded Goffs Academy, local bus routes, and major road links including the A10 and M25, ensuring excellent connectivity for commuters.

Note: Some photographs have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.

- Chain Free
- Spacious Ground Floor
- Available To View Now
- Extended Family Home
- Kitchen and Utility Room
- Sought After Location
- Four Double Bedrooms
- Low Maintenance Rear Garden
- Close To Transport, Amenities and Schools

Front Door

Entrance Hall

Kitchen
11'11 x 8'3

Living Room
20'1 x 11'6

Dining Room
12 x 10

Utility Room
8 x 5'8

Integral Garage

Stairs

First Floor Landing

Bedroom Two
14'8 x 9'7

Bedroom Three
12'1 x 10'6

Bedroom Four
9'7 x 8'11

Bathroom
10'6 x 5'9

Second Floor Landing

Principle Bedroom Suite
19'3 x 14'4

External

Rear Garden

Outdoor Covered Area

Front Driveway

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.

4 1 2

Tenure :	**Freehold**
Council:	**Broxbourne**
Tax Band:	**E**

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Claremont, Goffs Oak, Hertfordshire

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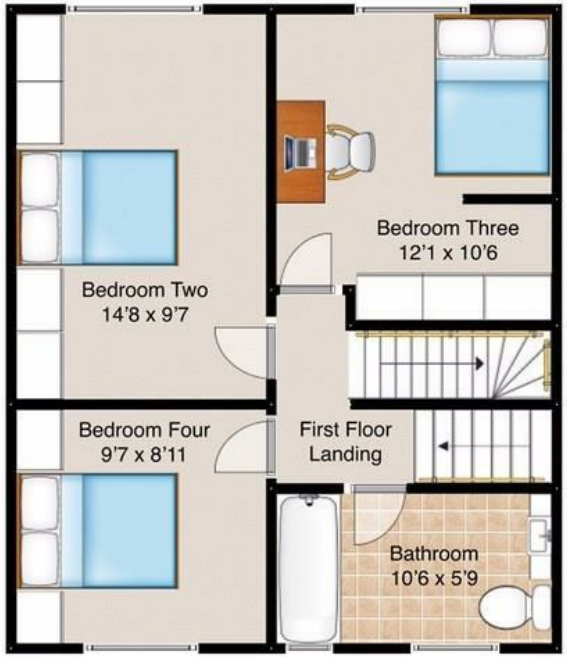
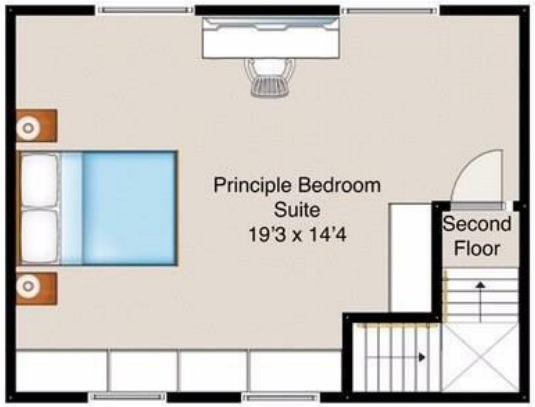
www.shepherdsestates.co.uk





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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The Property Ombudsman