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Clarendon Road I Cheshunt I EN8 9DL I £520,000

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Shepherds Estate Agents are delighted to offer this well presented, three bedroom, extended family home, providing generous accommodation together with a detached double garage and located within a short walk of Cheshunt High Street and train station.

The property is approached via a paved frontage and opens into a welcoming entrance hall. The ground floor boasts a spacious living room, offering plenty of space for both relaxing and entertaining, an extended kitchen/diner, a convenient WC and useful storage. Upstairs, the first-floor landing provides access to three bedrooms, including two particularly well-proportioned double bedrooms, together with a family bathroom. Outside, there is a gated front driveway providing off-street parking, while to the rear, the south-facing garden has been attractively landscaped to create a pleasant and relatively low-maintenance setting, with a paved seating area surrounded by established shrubs and planting. Situated at the end of the garden is a detached double garage, providing excellent additional storage and parking, with the benefit of rear vehicular access. Clarendon Road is well positioned for access to Cheshunt's local shops, schools and transport connections.

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

- Three Bedroom Extended Family Home
- Spacious Kitchen/Diner
- First Floor Bathroom
- Detached Double Garage
- Popular Cheshunt Location
- Impressive 26ft Living Room
- Ground Floor WC
- Attractive Landscaped Garden
- Gated 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.

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Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**

Front Door

Entrance Hall

Living Room
26'5 x 11'2

Kitchen Diner
16'2 x 10'1

W/C

C/D

First Floor Landing

Bedroom One
12' x 10'

Bedroom Two
11'2 x 9'11

Bedroom Three
8'8 x 7'

Bathroom
7' x 6'9

Outside

Gated Front Driveway

Rear Garden

Double Detached Garage
17'8 x 15'2

Rear Vehicular Access

Clarendon 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 onlyand 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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