



Shepherds
Property Sales & Lettings

Hatton Road | Cheshunt | EN8 9QQ | £495,000



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Shepherds Estate Agents are pleased to market this extended three bedroom family home, ideally located just a short walk from Cheshunt High Street, excellent transport links and well-regarded local schools. The extended ground floor offers spacious and versatile living accommodation, comprising a bright living and dining room, kitchen, separate breakfast room and a convenient downstairs W/C. To the first floor are three well-proportioned bedrooms and a shower room. Outside, the property benefits from a front driveway providing ample off-street parking. To the rear is a well-maintained garden with a covered veranda with an outdoor sink, ideal for outdoor entertaining, along with a double garage accessed via rear vehicular access. TO BE SOLD CHAIN FREE.

- Extended Three Bedroom Home
 - To Be Sold Chain Free
 - Downstairs W/C
- Prime Cheshunt Location
 - Spacious Living/Dining Room
 - Private Garden With Veranda
- Walk To Station & High Street
 - Kitchen With Separate Breakfast Area
 - Double Garage & Ample Parking



Covered Porch	Bedroom Three
Front Door	8'2 x 7'10
Entrance Hall	Shower Room
Living & Dining Room	7'11 x 7'10
26'6 x 12'2	Outside
Kitchen	Front Driveway
15'8 x 8'2	Rear Garden
Breakfast Room	Verandah
9'8 x 7'6	19'1 x 15'3
W/C	Double Garage
First Floor Landing	21'10 x 21'6
Bedroom One	Rear Vehicular Access
16'9 x 10'6	
Bedroom Two	
11'1 x 10'6	



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 : Freehold
Council: Broxbourne Borough
Tax Band: D



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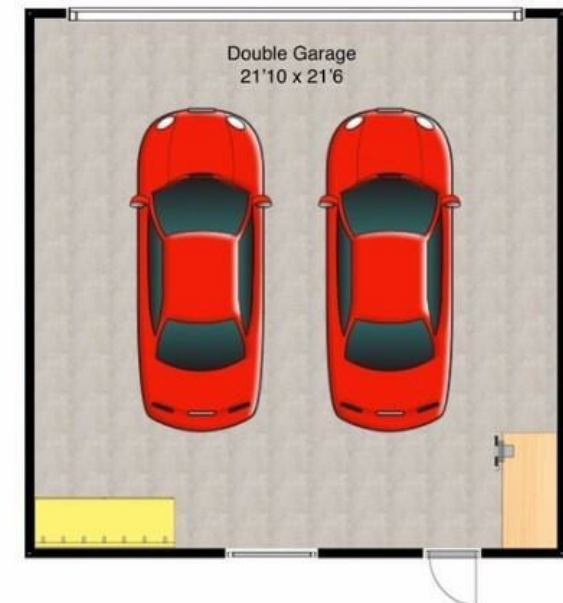
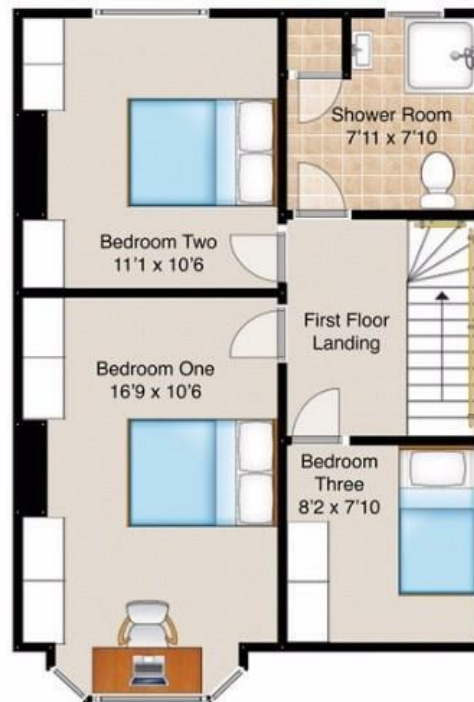
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Hatton Road, Cheshunt, Hertfordshire



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