



Shepherds  
Property Sales & Lettings



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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
- Prime Cheshunt Location
- Walk To Station & High Street
- To Be Sold Chain Free
- Spacious Living/Dining Room
- Kitchen With Separate Breakfast Area
- Downstairs W/C
- Private Garden With Veranda
- 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          |                       |



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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.

3 1 2

Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: D



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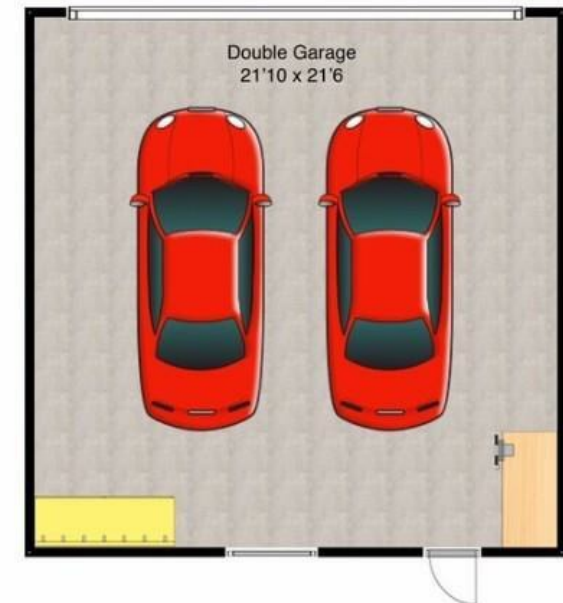
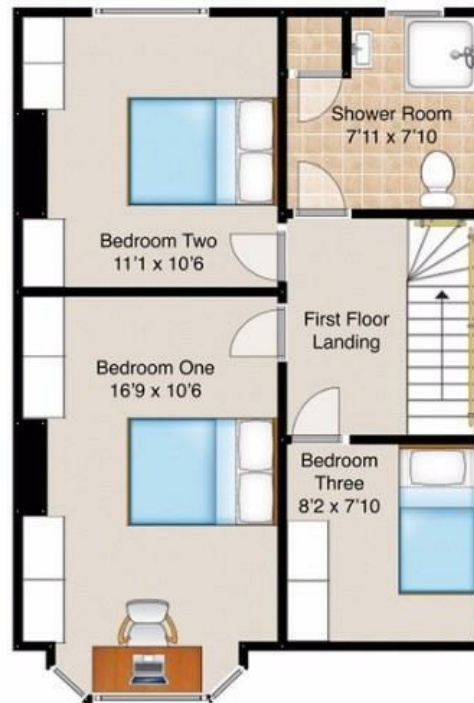
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# Hatton Road, Cheshunt, Hertfordshire



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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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

