Shepherds
Property Sales & Lettings

Westmeade Close I West Cheshunt I EN7 6JP I Offers Over £460,000

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Shepherds Estate Agents are pleased to market this recently refurbished, modern, three bedroom family home located in a popular cul-de-sac in Cheshunt. The ground floor features an entrance area, a spacious open plan lounge diner, providing ample space for both living and dining areas and a kitchen with integrated appliances. On the first floor there are three bedrooms, two of which are doubles and a modern family bathroom. Both floors benefit from extra storage space. Externally, the property benefits from a rear garden with slabbed patio area whilst to the front there is a private driveway providing off-street parkin, an integral garage and an outdoor storage cupboard. The property is conveniently located closer to amenities such as Brookfield Farm Shopping Centre, primary and secondary schools and transport connections making it the perfect purchase for families and investors. TO BE SOLD CHAIN FREE.

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

- Chain Free Sale
- Open Plan 23'10ft Lounge Diner
- Integral Garage & Private Driveway
- Newly Refurbished To Modern Standard
- Kitchen With Integrated Appliances
- Brookfield Farm Shopping Centre Close By
- Three Bedrooms
- Popular Quiet Cul De Sac
- Walking Distance to Primary & Secondary Schools

Front Door

Entrance Area

Lounge Diner
23'10 x 12'5

Kitchen
9'10 x 6'8

Cupboard

Stairs

First Floor Landing

Bedroom One
13'2 x 10'11

Bedroom Two
10'11 x 10'3

Bedroom Three
8'8 x 7'4

Bathroom
8'8 x 7'7

Cupboard

External

Front Driveway

Integral Garage
16'6 x 8'4

Rear Garden

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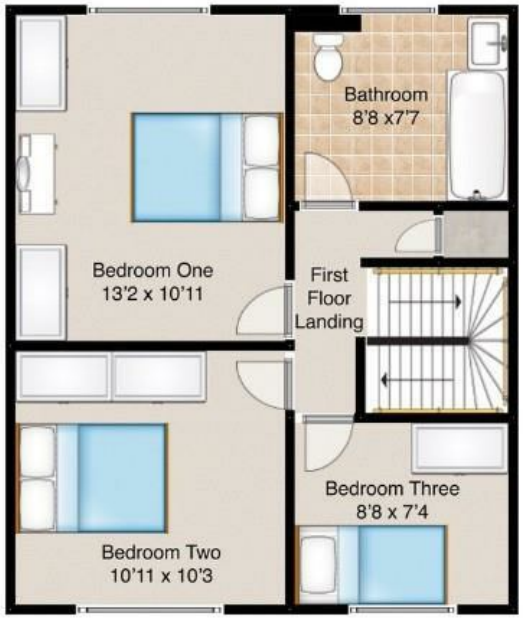
Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**

Westmeade Close, Cheshunt, EN7



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