



**Shepherds**  
Property Sales & Lettings

Hammond Close | Cheshunt | EN7 6NU | £425,000



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Shepherds Estate Agents are delighted to offer this well presented, two-bedroom, end-of-terrace home, situated within a quiet cul-de-sac in the popular West Cheshunt area. The ground floor offers a spacious lounge/diner, fitted kitchen and a conservatory overlooking the garden. Upstairs are two generous bedrooms, both benefiting from built-in wardrobes, and completing this floor is the bathroom. The property also offers potential for a loft conversion (STPP), with previous installation of Velux windows already in place. Externally, the property benefits from a front driveway and garden, as well as a lengthy rear garden and garden storage. Popular transport links, convenient amenities and highly regarded schooling are located close by.

- Two-Bedroom End-Terrace
- Quiet Cul-De-Sac Location
- Spacious Lounge/Diner
- Scope For Extensions (STPP)
- Conservatory To Rear
- Two Double Bedrooms With Wardrobes
- First-Floor Bathroom
- Loft Potential (STPP) With Velux
- Front Driveway & Lengthy Rear Garden



Front Door	Bathroom
Entrance Hall	6'10 x 5'4
Lounge Diner	Loft Area
20'11 x 11'1	16'1 x 9'8
Kitchen	Loft Eaves
9'1 x 8'3	16'1 x 5'8
Conservatory	Outside
12'11 x 8'1	Front Driveway
First Floor Landing	Front Garden
Bedroom One	Rear Garden
14'3 x 9'4	Garden Store
Bedroom Two	7'7 x 4'8
11'7 x 10'6	Brick Store
	4'7 x 2'11



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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.

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

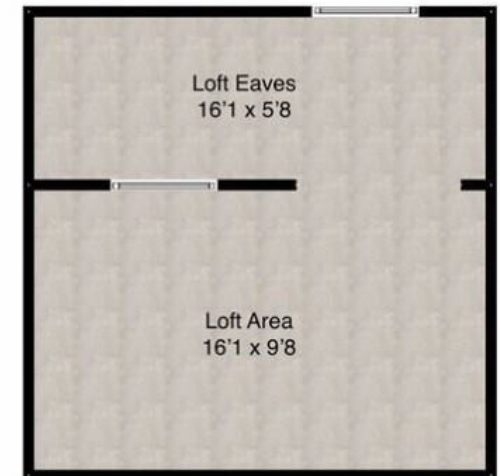
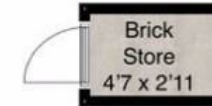


# Hammond Close, West Cheshunt, EN7



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[www.shepherdsestates.co.uk](http://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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

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

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

