



Shepherds

Property Sales & Lettings



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Herongate Road | Cheshunt | EN8 0TU | £425,000



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Shepherds Estate Agents are pleased to market this three-bedroom terraced property, offering an excellent opportunity for buyers seeking a well-located home with scope for extensions (subject to permissions) and great potential throughout. The property comprises of a spacious lounge/diner, separate kitchen, three well-proportioned bedrooms, a family bathroom and a separate WC. Outside, the property benefits from a front driveway, garage, and a south-facing rear garden. Conveniently situated close to well-regarded primary and secondary schools, along with excellent transport links and local amenities, including Brookfield Farm Shopping Centre.

OFFERED CHAIN FREE.

- Three-Bedroom Terraced Home
- Separate Kitchen
- Driveway, Garage & South-Facing Garden
- Scope To Extend (STPP)
- Three Good-Sized Bedrooms
- Close To Schools, Transport & Amenities
- Spacious Lounge/Diner
- Bathroom With Separate WC
- Offered Chain Free



Front Door	Bedroom Three
Entrance Hall	10'5 x 7'8
Lounge Diner	6'3 x 5'7
19'5 x 16'1	Bathroom
Kitchen	W/C
11'11 x 6'10	Outside
First Floor Landing	Front Driveway
Bedroom One	Garage
13'2 x 9'6	15'7 x 8'9
Bedroom Two	South Facing Rear Garden
13'2 x 9'6	

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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.



Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D





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Herongate Road, Cheshunt,
Hertfordshire



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FINE & COUNTRY

THE GUILD
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