Shepherds
Property Sales & Lettings

Bury Green Road I West Cheshunt I EN7 5AG I £499,995

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A fantastic opportunity to acquire this unique three bedroom semi detached home offering scope to extend further (STPP). Ideal for buyers looking to put their own stamp on a home, the property provides spacious accommodation with a sizeable overall plot. The ground floor of the accommodation currently comprises an entrance hall, living room, a separate dining / reception room, a kitchen, a conservatory and a WC. Whilst upstairs you are met with three bedrooms and a bathroom with the added benefit of a separate shower. Externally, the property benefits from a front garden, driveway for multiple cars, a garage with workshop to the rear and a sizeable rear garden. Conveniently located within a short walk of a range of local shops, amenities, popular schools and excellent transport links makes it the ideal purchase. TO BE SOLD CHAIN FREE.

- Three Bedroom Family Home
- Bath & Shower Room
- Garage with rear workshop
- Scope To Extend (STPP)
- Sizeable Rear Garden
- Walking Distance To Shops, Schools & Transport
- Spacious & Versatile Accommodation
- Front Driveway For Multiple Vehicles
- Chain Free

Front Door

Living Room
15'5 x 10'4

Dining/ Reception Room
17'7 x 10'2

Kitchen
10'4 x 8'10

Conservatory
10'8 x 10'4

WC

First Floor Landing

Bedroom One
13'9 x 8'11

Bedroom Two
12 x 10'5

Bedroom Three
8'11 x 7'2

Bath / Shower Room
11 x 4'2

External

Front Driveway

Rear Garden

Garage
17'9 x 7'8

Workshop
10'8 x 6'8

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:	**E**

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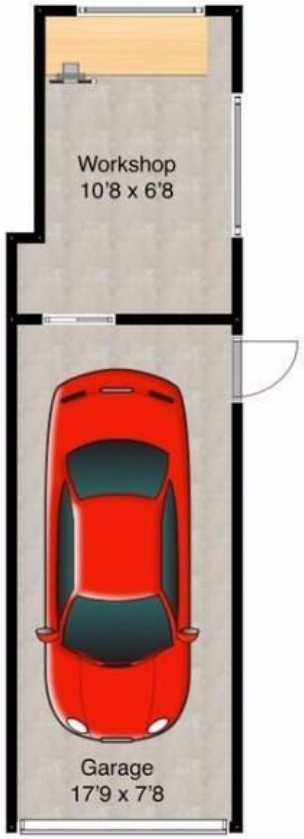
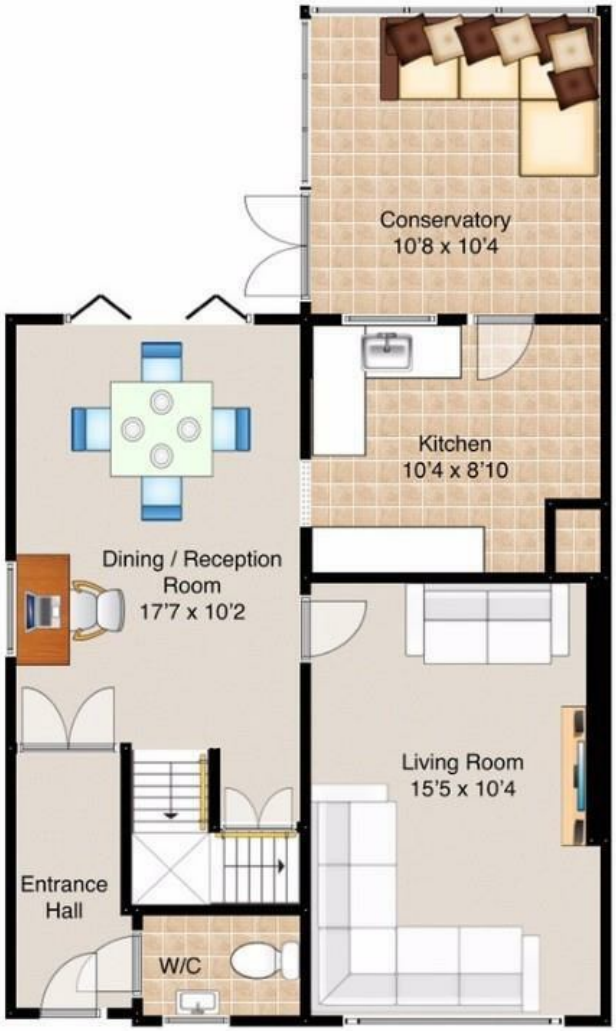
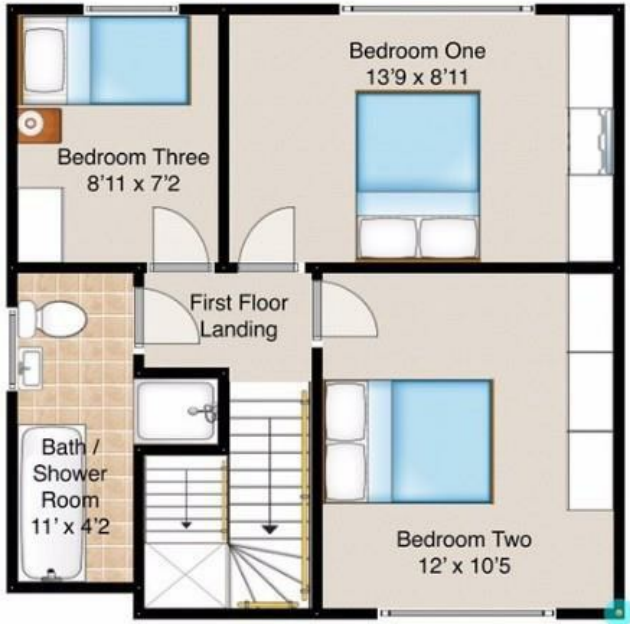


Denotes Skylight





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.

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