



All enquiries Ref: Richard Vango



- Freehold two floor detached house
- Full vacant possession

#### Location:

The property is situated on Littlebrook Gardens which is accessed from College Road via Rushleigh Avenue. Public transport links include Cheshunt Rail Station together with local bus services serving the surrounding area. Road communications are provided by the A10 providing access to the M25 (junct 25) Motorway. A comprehensive range of shops, restaurants and cafes are available in Cheshunt Town Centre.

#### Accommodation:

First floor: Three bedrooms, bathroom, separate WC  
Ground floor: Entrance hallway, reception room, kitchen open plan to dining room  
Outside: Front and rear garden, garage

#### EPC rating:

To be confirmed

#### Council Tax Band: F

#### To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

