

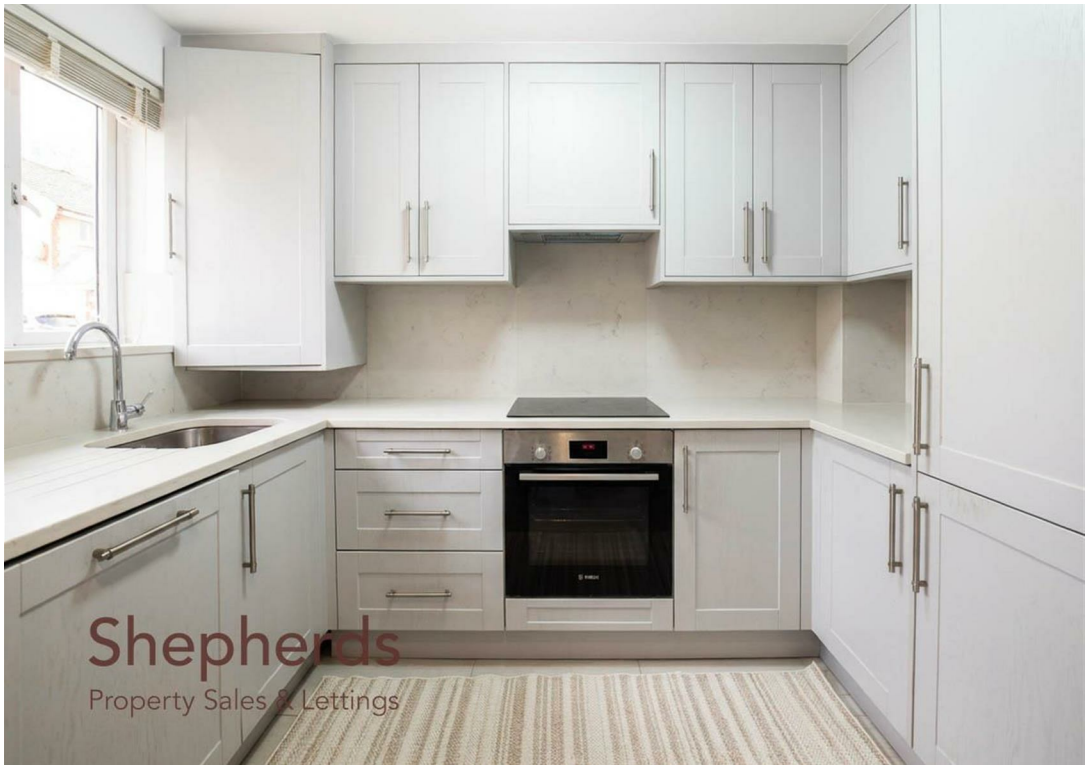
Shepherds
Property Sales & Lettings

Pettys Close I Cheshunt I EN8 0EW I £399,995


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Services Lettings

Pettys Close I Cheshunt I EN8 0EW

Shepherds Estate Agents are delighted to bring to the market this superb two-bedroom home in Pettys Close, Cheshunt. Offered in excellent decorative order throughout, this property boasts a bright, contemporary kitchen and lounge diner, a private rear garden, and the convenience of two allocated parking spaces, making it the perfect opportunity to purchase a modern home that is ready to move straight into.

The property's interior is finished to a high standard with a clean and modern aesthetic. The ground floor features an entrance hall, a well-equipped modern kitchen, and a spacious lounge diner perfect for relaxing and entertaining. On the first floor, you will find two well-proportioned bedrooms and a beautiful bathroom completing the accommodation. A key feature of this home is the lovely, enclosed rear garden, offering a perfect blend of patio and lawn, with a generous paved area. The property also benefits from two allocated parking spaces, a valuable asset. The property is well positioned, being within walking distance of Cheshunt High Street, providing a range of amenities, transport links and schooling. A viewing is highly recommended!

- Two Bedroom Home
- Popular Location
- Modern Fitted Kitchen
- Spacious Lounge Diner
- Beautiful Bathroom
- Private Enclosed Garden
- Two Allocated Parking Spaces
- Walking Distance High Street
- Transport Links & Schooling Nearby





Front Door

Entrance Hall

Lounge Diner

14'5 x 12'1

Kitchen

9'7 x 5'3

First Floor Landing

Bedroom One

12'1 x 9'3

Bedroom Two

12'1 x 7'8

Bathroom

6'7 x 5'5

Outside

Rear Garden

Two Allocated Parking Spaces









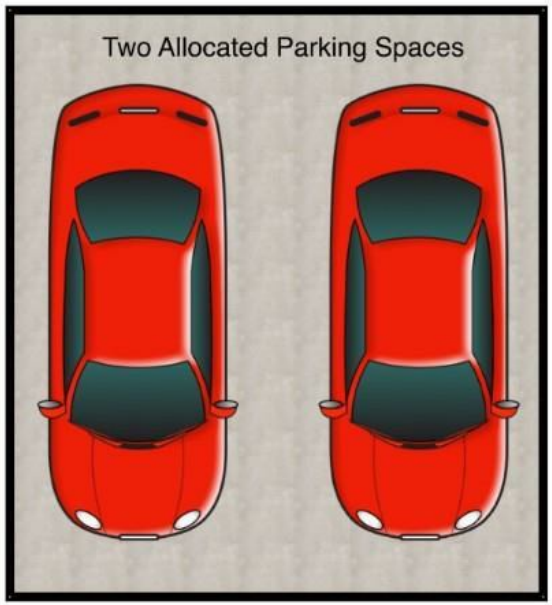


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

2 1 1 D

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

Pettys Close, Cheshunt, Hertfordshire







This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman