



Shepherds

Property Sales & Lettings

Prospect Road | Cheshunt | EN8 9RA | £420,000









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# Prospect Road | Cheshunt | EN8 9RA

A three bedroom home, offering an abundance of potential and an exciting opportunity to for those looking to create their ideal home. The ground floor comprises of an entrance porch, a spacious open-plan lounge diner and a kitchen. On the first floor there are three well sized bedrooms and a bathroom, which benefits from under floor heating. Outside, there is a front driveway and a south facing rear garden. The property is ideally located, being within walking distance of Cheshunt High Street, transport links and popular schooling. TO BE SOLD CHAIN FREE.

- Three-Bedroom Home With Great Potential
- Exciting Opportunity To Create Your Ideal Home
- Spacious Open-Plan Lounge Diner
- 3 Well-Sized Bedrooms & A Bathroom
- Bathroom Benefits From Underfloor Heating
- Front Driveway For Off-Road Parking
- South Facing Rear Garden
- Located Within Walking Distance Of High Street & Transport Links
- To Be Sold Chain-Free



Porch Door	Bedroom Two
Entrance Porch	13'2 x 8'9
Front Door	Bedroom Three
Lounge Diner	9'11 x 9'6
23' x 18'7	Bathroom
Kitchen	9'4 x 4'9
13'10 x 8'	Outside
First Floor Landing	Front Driveway
Bedroom One	South Facing Rear Garden
12'8 x 9'4	





**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







# Prospect Road, Cheshunt, Hertfordshire



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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)

**FINE & COUNTRY**

