



**Shepherds**

Property Sales & Lettings

Delamare Road | Cheshunt | EN8 9AP | Offers In Excess Of £385,000





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# Delamare Road | Cheshunt | EN8 9AP

To be sold CHAIN FREE, is this three-bedroom cottage, ideally located a stones throw from Cheshunt Train Station and a variety of shops, catering to your everyday needs. The ground floor features a spacious open-plan living and dining area, a kitchen with garden access, as well as a brand new stylish family bathroom. Upstairs, the property offers three bedrooms. Outside, the property benefits from both front and rear gardens. The front garden is laid to lawn with a pathway to the entrance, while the rear garden is decked, offering a low-maintenance outdoor space.

- Chain Free Sale
  - Open Plan Living / Dining Area
  - Stones Throw From Cheshunt Train Station
- End Of Terrace
  - Brand New Bathroom
  - Variety Of Amenities On Your Doorstep
- Three Bedrooms
  - Front and Rear Gardens
  - Popular Schooling Nearby



Front Door	Upper First Floor
Living Area 23' x 14 max	Bedroom One 13'5 x 10'4
Dining Area	Bedroom Two 10'6 x 7'9
Kitchen 7'10 x 7'4	External
Bathroom 11'8 x 6'5	Front Garden
Lower First Floor	Rear Garden
Bedroom Three 8'5 x 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.



**Tenure :**  
**Council:**  
**Tax Band:**

**Freehold**  
**Broxbourne**  
**C**







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# Delamere Road, Cheshunt, Hertfordshire



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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.



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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**

