



Shepherds
Property Sales & Lettings

Hammondstreet Road | West Cheshunt | EN7 6PN | £1,750 Per Month



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Council: Broxbourne Borough Tax Band: E Rental Deposit: £2,019

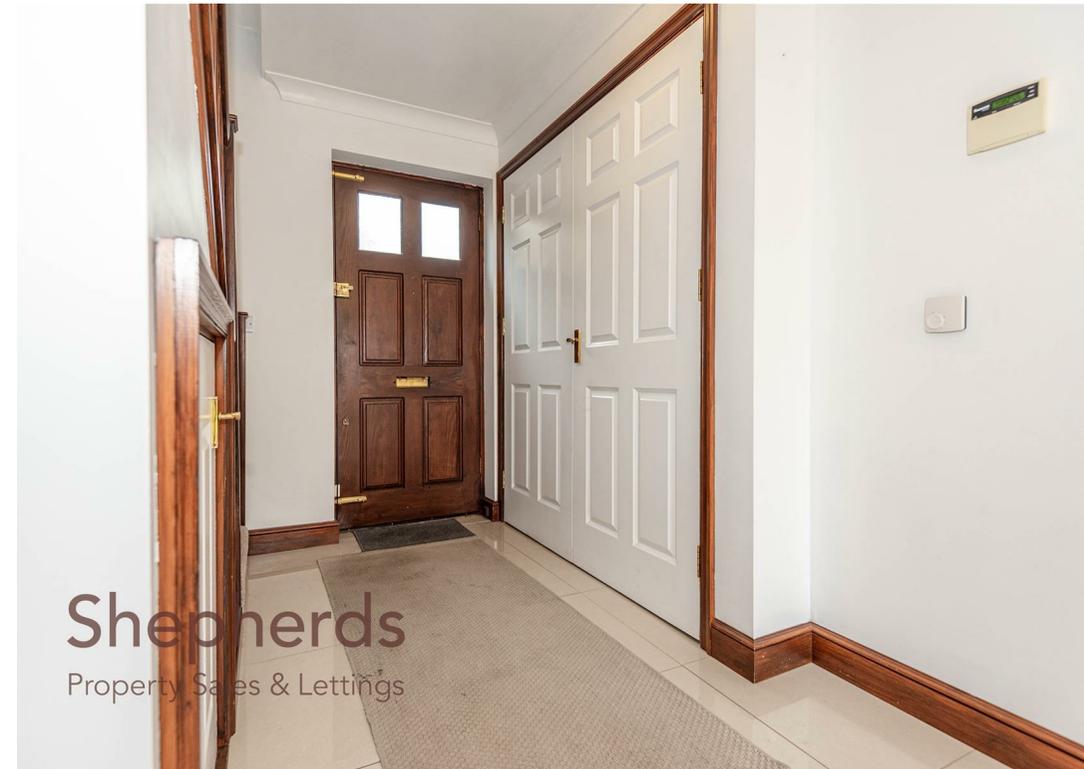
LET BY SHEPHERDS. Nestled in the sought-after area of Hammondstreet Road, Cheshunt, this charming detached dormer bungalow offers a perfect blend of modern living and comfort. Built in 2013, this delightful property spans an impressive 864 square feet. Sorry No Children or Pets as property not suitable.

Upon entering, you are greeted by a spacious open-plan lounge and dining room, which creates an inviting atmosphere for both relaxation and entertaining. The fitted kitchen is equipped with integral appliances, including a dishwasher, washer/dryer, fridge-freezer, and a wine cooler, making it a practical space for culinary enthusiasts. Double doors lead seamlessly from the living area to the garden, enhancing the indoor-outdoor living experience.

This bungalow features two well-appointed bedrooms, one conveniently located on the ground floor and the other upstairs. Each bedroom boasts its own en-suite bathroom, ensuring privacy and convenience. The ground floor bathroom is fitted with a modern double-shower unit, while the upstairs bathroom features a luxurious standalone bathtub, perfect for unwinding after a long day. The master bedroom is particularly impressive, offering a full wall of sliding doors for ample wardrobe space, and the upstairs landing provides a small area that could serve as a study.

Outside, the property benefits from off-street parking for up to three cars. The location is ideal, with the amenities of Cuffley, Brookfield Centre, and Cheshunt all just a short drive away, making this bungalow a perfect choice for those seeking a peaceful yet convenient lifestyle.

- Detached Chalet Bungalow
- 2 Double Bedrooms
- Living/ Dining Room
- 2 Bathrooms
- Modern Kitchen
- Parking 3-4 Cars
- Gas Central Heating
- Under floor Heating
- Council Tax Band E Broxbourne





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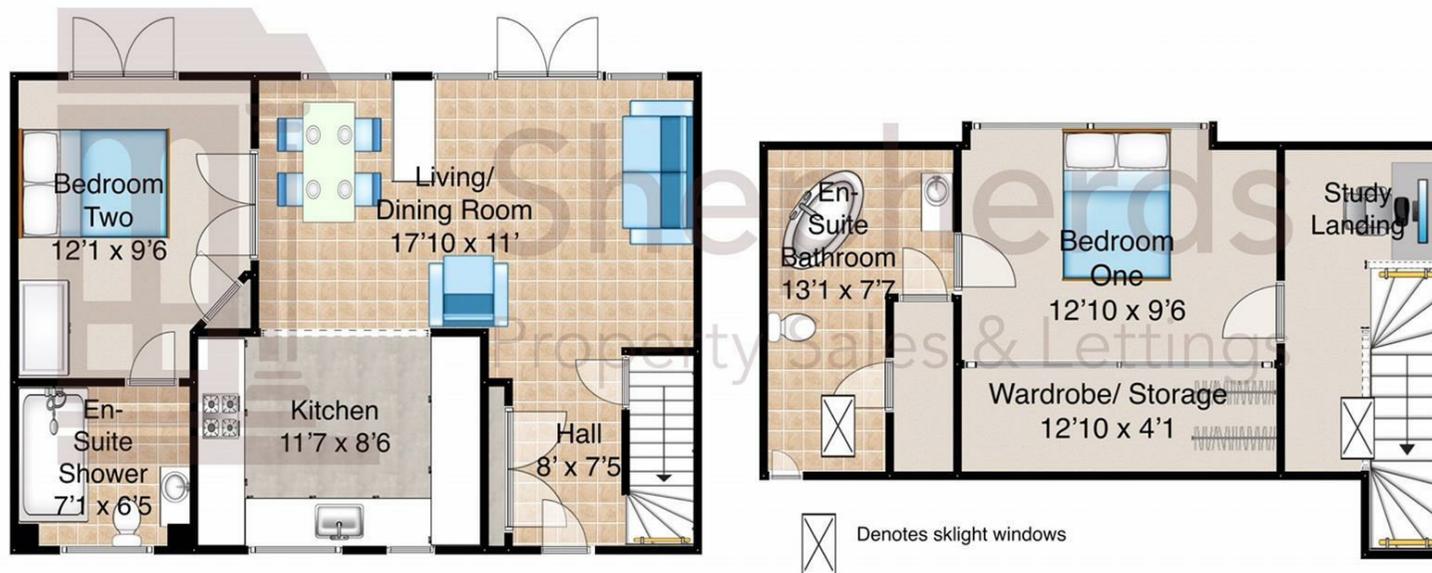
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DEPOSIT & PERMITTED CHARGES INFORMATION

- Pre - Tenancy Holding Deposit = to 1 Weeks Rent
- Other Tenant Costs
- Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
- Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
- Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)
- Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged
- Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable
- Prices are subject to change.

Hammondstreet Road, West Cheshunt



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.

Rooms:

Entrance Door	En-Suite Bathroom
Entrance Hall 8' x 7'5 (2.44m x 2.26m)	13'1 x 7'7 (3.99m x 2.31m)
Living/ Dining Room 17'10 x 11' (5.44m x 3.35m)	Exterior Parking 3-4 Cars
Kitchen 11'7 x 8'6 (3.53m x 2.59m)	West Facing Garden
Bedroom Two 12'1 x 9'6 (3.68m x 2.90m)	Deposit & Permitted Charges
En-Suite Shower Room 7'1 x 6'5 (2.16m x 1.96m)	
En-Suite Bathroom 13'1 x 7'7	
Bedroom One 12'10 x 9'6	
Wardrobe/ Storage 12'10 x 4'1	
Study Landing	
First Floor	
Study Landing	
Bedroom One 12'10 x 9'6 (3.91m x 2.90m)	
Storage / Wardrobe (Canted Ceiling) 12/10 x 4'1 (3.66m/3.05m x 1.24m)	



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CESHUNT

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