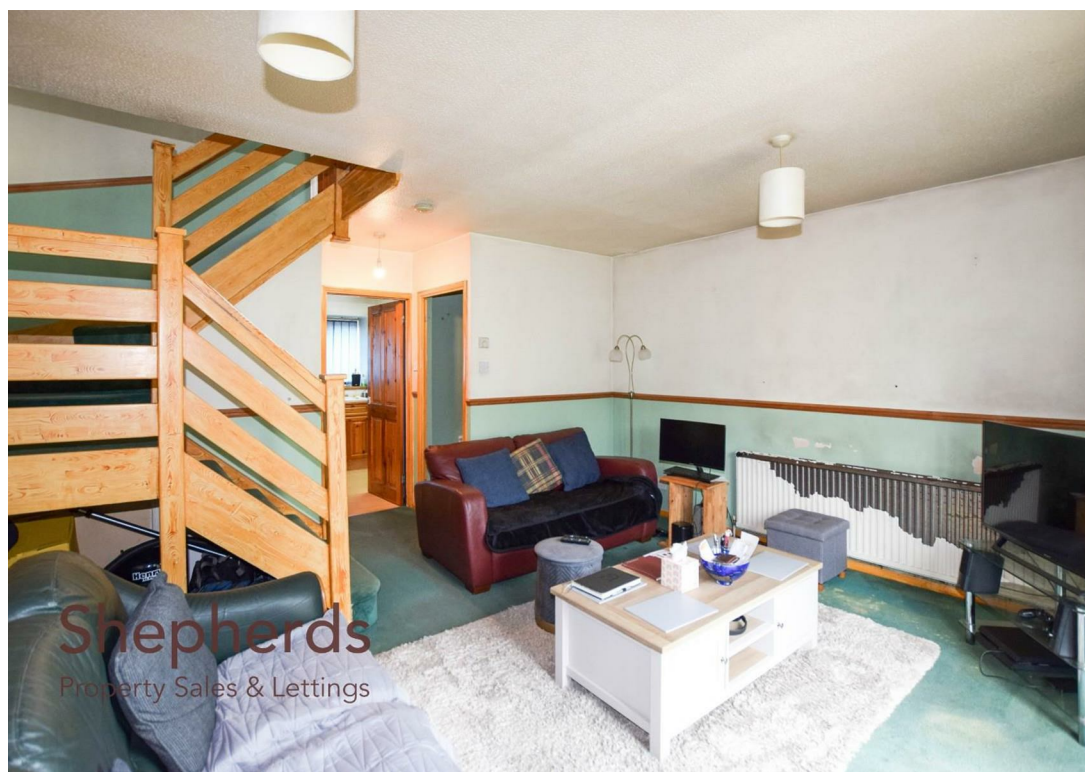
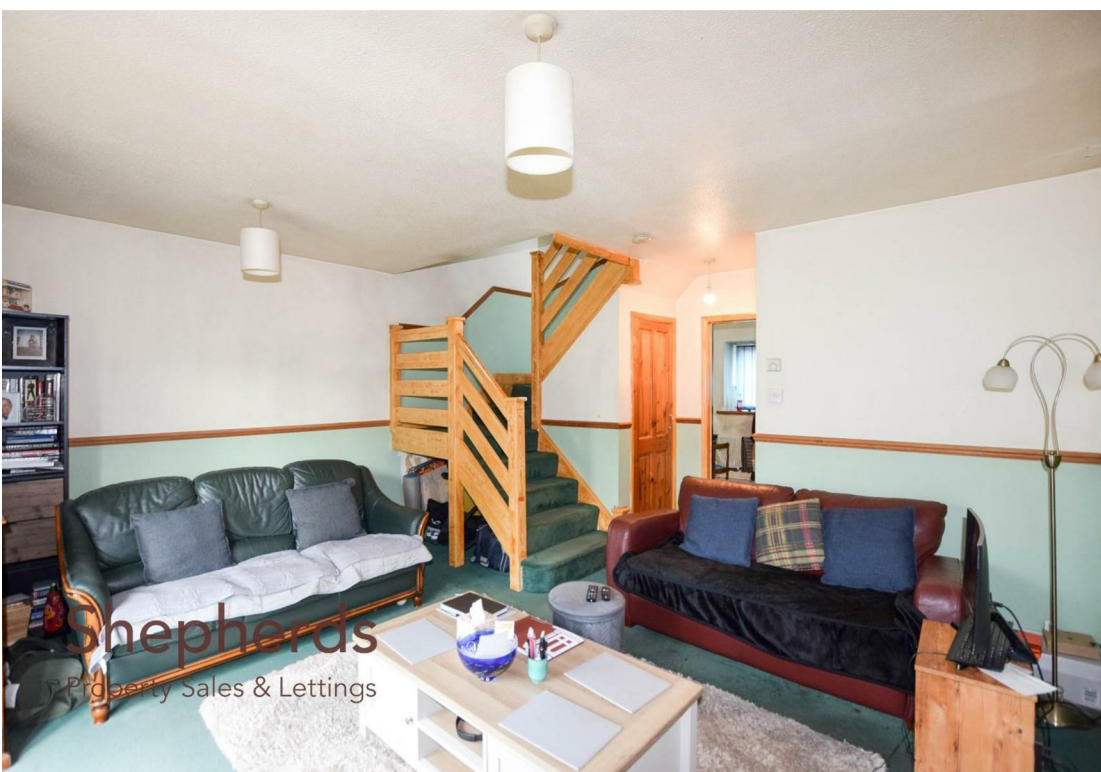




**Shepherds**  
Property Sales & Lettings

Bushbarns | | EN7 6EF | £390,000





Shepherds  
Property Sales & Lettings

# Bushbarns I I EN7 6EF

Shepherds are pleased to offer this 3-bedroom end of terrace home nestled in the highly desirable West Cheshunt area. Boasting a spacious and versatile layout, the ground floor features a kitchen diner and a living room with the added benefit of a storage cupboard under the stairs. On the first floor there are three bedrooms, two of which are doubles and a bathroom. Externally, you have a rear garden providing ample outdoor space and potential for future expansion, subject to the necessary planning permissions, , two separate front gardens, a boiler storage cupboard and an allocated parking space. The property is ideally situated close to excellent schools, transport links, and a variety of local amenities, ensuring everything you need is right on your doorstep.

- Three Bedroom Home
  - Kitchen Diner
  - Outside Cupboard
- Scope For Extensions (STPP)
  - Wide Rear Garden
  - Close To Schooling & Transport Links
- Sought-After West Cheshunt Location
  - Allocated Parking Space To Rear
  - Amenities Nearby



- Front Door

Hallway

Kitchen Diner

14'10 x 8'3

Living Room

14'10 x 12'9

Under Stairs Storage

First Floor Landing

Bedroom One

12'10 x 8'7

Built In Wardrobe
- Bedroom Two

8'3 x 6'7

Built In Wardrobe

Bedroom Three

9'5 x 6'2

Bathroom

6'11 x 5'2

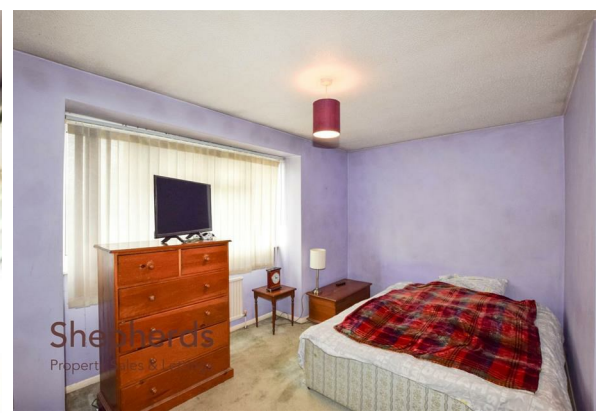
External

Rear Garden

Two Front Gardens

Storage Cupboard

Allocated Parking Space



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**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.



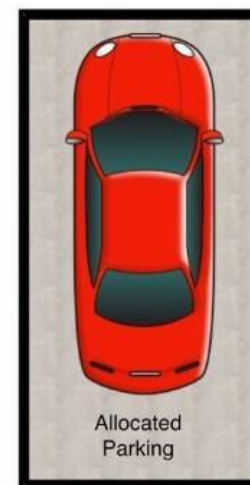
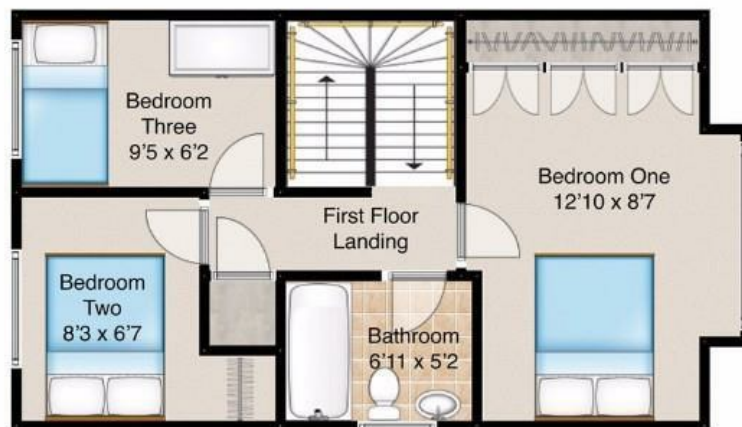
Tenure : Freehold  
Council: Broxbourne  
Tax Band: D



# Bushbarns, West Cheshunt, EN7



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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.



**Shepherd's**  
Property Sales & Lettings

## 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**

