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Property Sales & Lettings

Varney Close I Cheshunt I EN7 6LU I £465,000

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Located in the highly sought-after area of West Cheshunt, this spacious four-bedroom home offers a fantastic opportunity with great scope for improvement throughout. Spread over three floors, the property provides generous living accommodation throughout. The ground floor features a spacious living room and dining area, kitchen, and a convenient shower room. Upstairs, there are four well-proportioned bedrooms and a family bathroom with both bath and shower facilities. Externally, the property benefits from a front driveway, a rear garden, and a garage with rear vehicular access. Perfectly positioned close to Brookfield Farm Shopping Centre, excellent transport links, and highly regarded schooling. TO BE SOLD CHAIN FREE.

- Four-Bedroom Home Over Three Floors
- Ground Floor Shower Room
- Landscaped Rear Garden
- Scope For Improvement Throughout
- First Floor Bath / Shower Room
- Prime West Cheshunt Location Near Amenities
- Open Plan Living Room & Dining Area
- Front Driveway & Rear Garage
- Chain Free

Porch Door

Entrance Porch

Entrance Hall

Living Room
13'10 x 11'9

Dining Area
17'8 x 10'10

Kitchen
12'8 x 8'11

Shower Room

First Floor Landing

Bedroom Two
12'11 x 10'5

Bedroom Three
11'4 x 10'5

Bedroom Four
7' x 6'4

Second Floor

Bedroom One
16'1 x 12'10

External

Front Driveway

Rear Garden

Garage
16'1 x 9'5

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.

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

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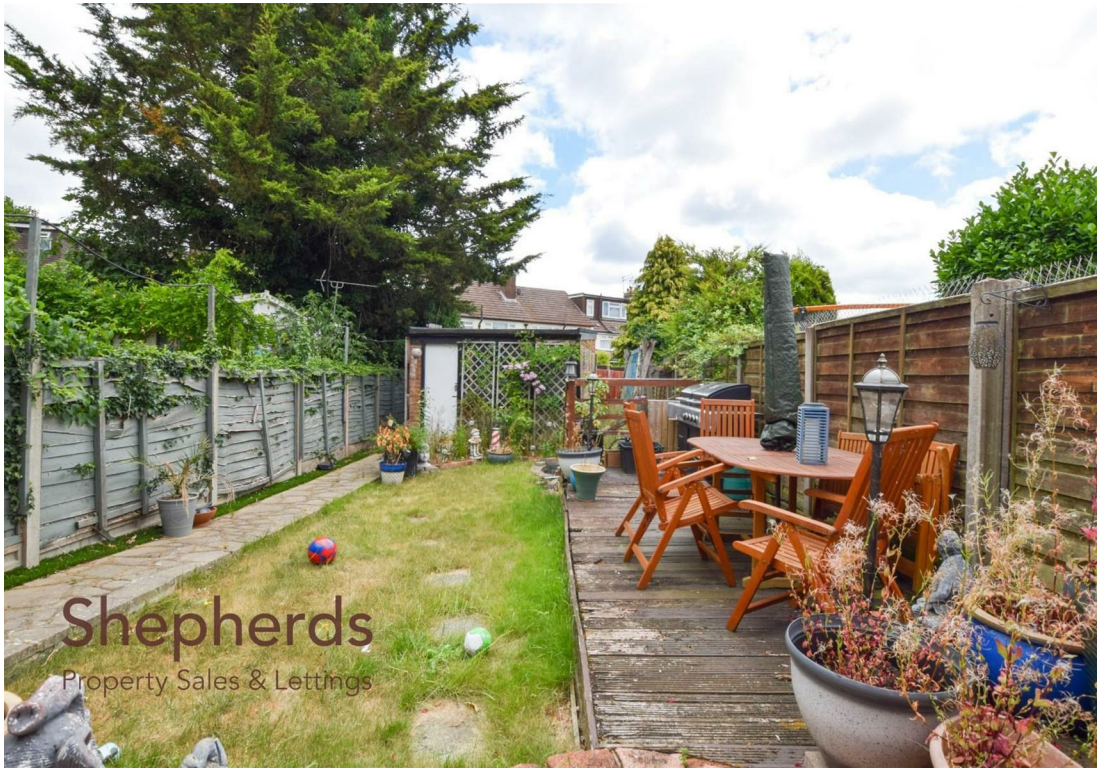
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Varney Close, West Cheshunt, Hertfordshire

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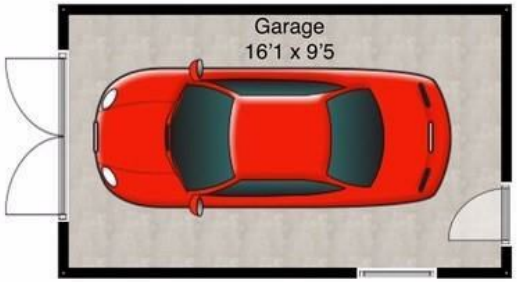

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The Property Ombudsman