Shepherds
Property Sales & Lettings

Perrysfield Road I Cheshunt I EN8 0TF I Guide Price £400,000

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GUIDE PRICE £400,000 - £425,000. This well-positioned three-bedroom home offers fantastic potential and is ideally located close to excellent transport links, highly regarded schools, and a range of local amenities. With scope for extension and improvement (STPP), it presents an exciting opportunity for buyers to create their ideal home. On the ground floor, the property features an entrance porch leading into a bright and spacious open-plan living and dining area, along with a fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a shower room. Externally, the home benefits from a paved front garden, a private rear garden and a garage with rear access, providing both storage and parking solutions. TO BE SOLD CHAIN FREE.

- Fantastic Residential Location
- Three Well-Proportioned Bedrooms
- Private Rear Garden With Rear Access
- Bright Open-Plan Living & Dining Area
- First-Floor Shower Room
- Garage Providing Storage/Parking
- Fitted Kitchen
- Paved Front Garden
- To Be Sold Chain Free

Porch Door

Entrance Porch

Front Door

Living Room
15'2 x 13'10

Kitchen
12'10 x 6'6

Dining Area
9'5 x 8'4

First Floor Landing

Bedroom One
14'7 x 8'10

Bedroom Two
9'11 x 7'4

Bedroom Three
11'3 x 6'2

Shower Room
7'8 x 5'11

Outside

Paved Front Garden

Rear Garden

Garage

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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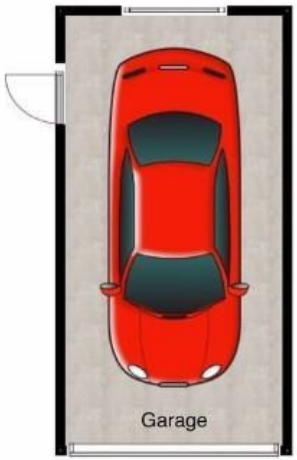

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CHESHUNT
1 High Street, Cheshunt EN8 0BY

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

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