



Shepherds

Property Sales & Lettings

Hillview Gardens | Cheshunt | EN8 0PH | Guide Price £395,000



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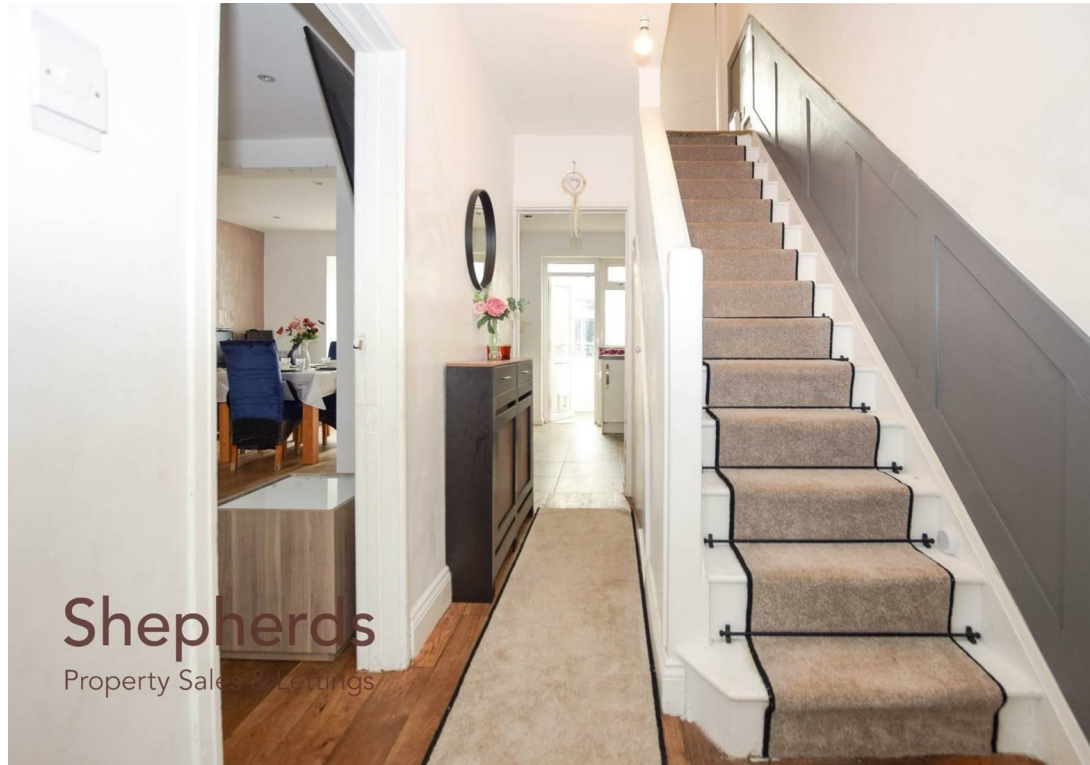
A photograph of a laundry room. On the right, a grey front-loading washing machine and a matching dryer are stacked under a grey countertop. The washing machine's door is open, showing a red and blue cloth inside. On the countertop, there are several cleaning supplies, including a blue bottle of Dettol disinfectant, a spray bottle, and a bucket. To the left of the machines is a white rolling cart with cleaning supplies. The room has white walls and a white door leading outside. A large window above the door shows an outdoor area with a green lawn and a wooden fence. The ceiling is white with a recessed light fixture.

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GUIDE PRICE - £395,000-£415,000. Shepherds Estate Agents are pleased to market this well-proportioned three-bedroom home, boasting an impressive approximately 70ft south-facing rear garden and scope for extensions, subject to the relevant permissions. On the ground floor there is a spacious lounge diner, a modern kitchen and a utility / conservatory. The first floor benefits from three bedrooms and a bathroom, there is also ample loft storage. Conveniently positioned within close proximity of Brookfield Shopping Centre, popular schooling and enjoys excellent transport links, with straightforward access to the A10 and M25, making it particularly attractive to commuters and families alike.

- Three-Bedroom Home
- Spacious Lounge / Dining Room
- Front Driveway Potential
- Approx. 70ft South-Facing Rear Garden
- Modern Fitted Kitchen
- Close To Brookfield Shopping Centre
- Scope To Extend (STPP)
- Utility Area / Conservatory
- Popular Schooling Nearby



Porch Door

Entrance Porch

Front Door

Entrance Hall

Lounge Diner

23'7 x 12'1

Kitchen

9'10 x 9'6

Utility / Conservatory

7'2 x 5'7

First Floor Landing

Bedroom One

13'5 x 9'9

Bedroom Two

10'10 x 8'9

Bedroom Three

8'4 x 8'

Bathroom

6'10 x 5'5

Outside

Front Garden

South Facing Rear Garden



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



Hillview Garden, Cheshunt, Hertfordshire



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.



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