

Shepherds
Property Sales & Lettings

Perrysfield Road I Cheshunt I EN8 0TG I £450,000


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Shepherds Estate Agents are pleased to offer this three bedroom semi detached home, boasting scope for extensions (subject to permissions), and situated within one of Cheshunt's most sought-after locations. The ground floor, includes an entrance hall, living room and a separate dining room, which leads through to the kitchen. On the first floor, there are three bedrooms, all bedrooms benefitting from built in wardrobes. The bathroom and separate w/c complete this floor. Externally, the property benefits from a south-facing rear garden, garage with the added benefit of a workshop and garden store room while the driveway offers off-street parking. The property is further enhanced by solar panels and an EV charging point. Also conveniently positioned for local amenities, schools, transport links and within a short walk to Lee Valley Park, making it a desirable family home.

- Three Bedroom Semi-Detached Home
- Sought-After Cheshunt Location
- Two Reception Rooms
- Separate Kitchen
- Two Bedrooms With Built-In Wardrobes
- South-Facing Rear Garden
- Garage, Workshop And Store Room
- Driveway With Off-Street Parking
- Solar Panels And EV Charging Point





Front Door

Entrance Hall

Living Room
13'6 x 10'4

Dining Room
10'4 x 8'10

Kitchen
10'4 x 7'6

First Floor Landing

Bedroom One
13'6 x 9'11

Bedroom Two
8'8 x 8'

Bedroom Three
10'8 x 6'7

Bathroom
5'11 x 4'10

W/C

Outside

Front Driveway

South Facing Rear Garden

Garage
12'10 x 8'10

Workshop
14'6 x 8'7

Garden Store
7'2 x 5'2











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.

3 1 2 B

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


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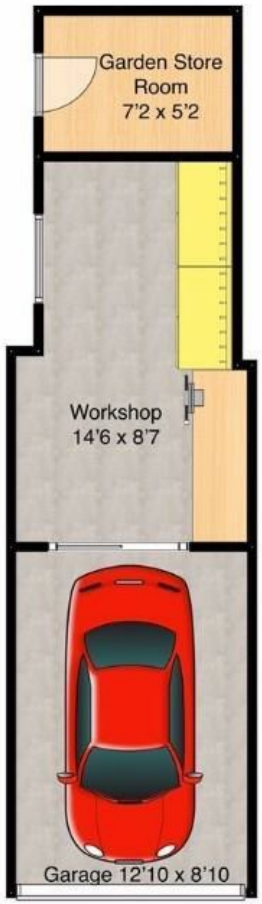
Perrysfield Road, Cheshunt, Hertfordshire

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