



Shepherds
Property Sales & Lettings



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Dickson | West Cheshunt | EN7 6HD | £485,000





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Shepherds are delighted to present this extended three bedroom semi-detached home, ideally located in the highly sought-after West side of Cheshunt. The ground floor features a bright and welcoming entrance lobby which then opens up to a further entrance hall allowing extra space which you don't see in many homes, a bright kitchen breakfast room and a large open living and dining room. Additional benefits include a WC and internal access to the garage. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Externally the property benefits from a driveway, and a south-facing rear garden that is not overlooked, backing onto open fields for added privacy. Conveniently situated, the home offers excellent transport links, with easy access to the A10 and M25, as well as regular bus routes nearby. It is also within walking distance of several well-regarded local schools and just a short drive from Brookfield Shopping Centre, providing a wide range of shops and amenities. TO BE SOLD CHAIN FREE.

- Chain Free Sale
 - Large Open Plan Living and Dining Room
 - South Facing Rear Garden
- Three Bedroom Semi Detached Home
 - Bright Kitchen Breakfast Room
 - Driveway and Garage
- Extended Ground Floor
 - Downstairs WC
 - Local Schools and Brookfield Farm Shopping Centre Close by



Front Door	Bedroom One
Entrance Lobby	15'9 x 9'1
5'11 x 5'11	Bedroom Two
Entrance Hall	13'5 x 9'1
17'7 x 5'11	Bedroom Three
Kitchen Breakfast Room	9'6 x 6'5
16'7 x 9'5	Bathroom
Living Room	8'5 x 6'5
15'9 x 12'6	External
Dining Room	Rear Garden
14'11 x 9	Front Garden
WC	Garage
Stairs	15'9 x 8'2
First Floor Landing	Front Driveway



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: E



Dickson, 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.



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