



Shepherds
Property Sales & Lettings



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Elm Drive | Cheshunt | EN8 0RZ | £475,000



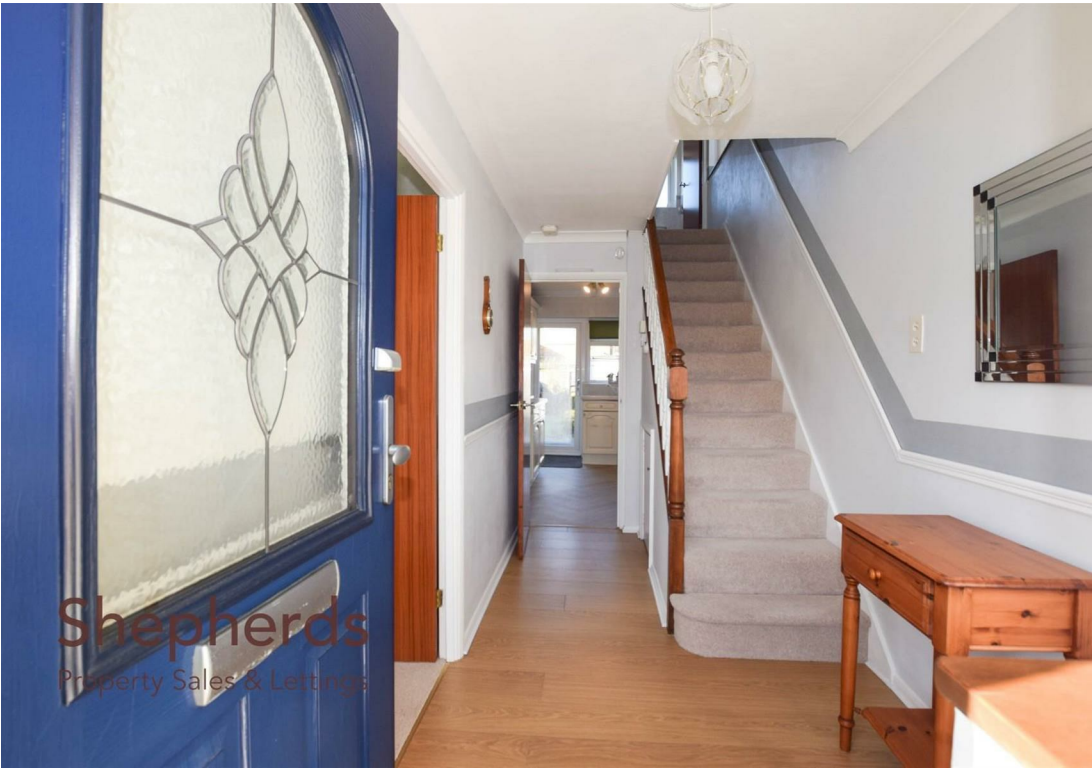


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Shepherds Estate Agents are delighted to present this CHAIN FREE three-bedroom semi-detached property, offering excellent potential for future extension (subject to the necessary planning permissions), located in one of Cheshunt's most desirable areas. The ground floor accommodation comprises an entrance hallway, a bright living room, and a separate dining room that flows through to the kitchen. Upstairs, the first floor features three bedrooms, along with a family bathroom and a separate WC. Outside, the home enjoys a front and rear garden and a garage to the rear. Ideally situated close to local amenities, reputable schools, and transport links, and just a short walk from Lee Valley Park, this property makes an excellent choice for a growing family.

- Chain Free
- Three Bedroom Semi - Detached Home
- Two Reception Rooms
- Separate Kitchen
- Separate Bathroom and WC
- Front & Rear Garden
- Garage To The Rear
- Sought-After Cheshunt Location
- Close To School, Shops, Transport and Lee Valley Park



Front Door	Bedroom Two
Hallway	11' x 10'7
Living Room	Bedroom Three
13'2 x 11'11	9'2 x 7'7
Dining Room	Bathroom
10'5 x 9'11	5'6 x 5'3
Kitchen	WC
10'5 x 7'9	External
Stairs	Front Garden
First Floor Landing	Rear Garden
Bedroom One	Garage
13'2 x 10'3	



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 :
Council:
Tax Band:

Freehold
Broxbourne Borough
E



Elm Drive, Cheshunt, En8



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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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