



Shepherds
Property Sales & Lettings



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Frensham | West Cheshunt | EN7 6HB | Offers Over £399,995



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Shepherds Estate Agents are pleased to present this three bedroom end of terrace home, located in the sought after west side of Cheshunt, and boasting a splendid plot with plenty of scope for extensions, subject to the relevant permissions. The property comprises of a generous through lounge diner and a modern fitted kitchen, while upstairs you will find three well proportioned bedrooms, a bathroom and a separate W/C. Outside, to the rear you are greeted with a private rear garden whilst to the front you benefit from a driveway, garage and further garden space. Positioned within a highly sought-after area, the property is close to excellent schools, Brookfield Farm Shopping Centre, mainline train stations with direct services to London, and offers superb road connections including the A10 and M25.

- Prime West Side Of Cheshunt Location
- Spacious Three Bedroom Home
- Stunning Plot With Extension Potential (STPP)
- Bright Through Lounge Diner
- Stylish Modern Kitchen
- Private Rear Garden
- Driveway & Garage
- Excellent Schools Nearby
- Fast London Links & Easy A10/M25 Access



Front Door	Bedroom Three
Entrance Hall	9' x 6'3
11'1 x 6'11	Bathroom
Kitchen	7'2 x 4'11
11'1 x 6'6	W/C
Lounge Diner	7'2 x 2'9
19' x 13'10	Outside
First Floor Landing	Driveway
Bedroom One	Garage
13'10 x 8'6	17'4 x 8'2
Bedroom Two	Front Garden
10'7 x 7'2	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.



Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
D





Frensham, West Cheshunt, EN7



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www.shepherdsestates.co.uk



This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents.



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