



Shepherds

Property Sales & Lettings

Fleming Close | West Cheshunt | EN7 6AY | £599,995





Shepherds
Property Sales & Lettings

Fleming Close | West Cheshunt | EN7 6AY

Shepherds Estate Agents are pleased to make this well-presented four-bedroom home offering versatile and generously proportioned accommodation arranged over two floors and situated in the heart of West Cheshunt. The ground floor provides an impressive sense of space, with an entrance lobby leading into a substantial living/dining room, separate kitchen and family/breakfast room. A fourth bedroom is also located on this floor, complete with its own en-suite, offering excellent flexibility for guests, older children or those requiring ground-floor accommodation. Further benefits include useful storage areas. Upstairs, there are three further bedrooms, a family shower room and separate W/C. Externally, the property enjoys a well-maintained rear garden, with a covered seating area, pond and covered outdoor storage. The front provides a private driveway offering ample off-road parking. The property is conveniently located for popular local schools, amenities and Brookfield Farm Shopping Centre. TO BE SOLD CHAIN FREE.

- Four-Bedroom Family Home
- Spacious Living/Dining Room
- Separate Kitchen And Breakfast Room
- Ground-Floor Bedroom With En-Suite
- Three First-Floor Bedrooms
- Well-Maintained Rear Garden
- Covered Seating And Pond
- Ample Driveway Parking
- Excellent West Cheshunt Location



Front Door	Bedroom Two
Entrance Lobby	11'4 x 8'4
Living / Dining Room	Bedroom Three
24' x 11'9	11'10 x 8'8
Kitchen	Bathroom
10'1 x 9'2	6' x 5'4
Family / Breakfast Room	W/C
19'3 x 7'4	8'10 x 3'7
Bedroom Four	Outside
12'8 x 8'	Front Driveway
En Suite	Covered Store Room
C/D	Covered Storage
First Floor Landing	Rear Garden
Bedroom One	Covered Seating Area
12'2 x 8'8	Pond



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.



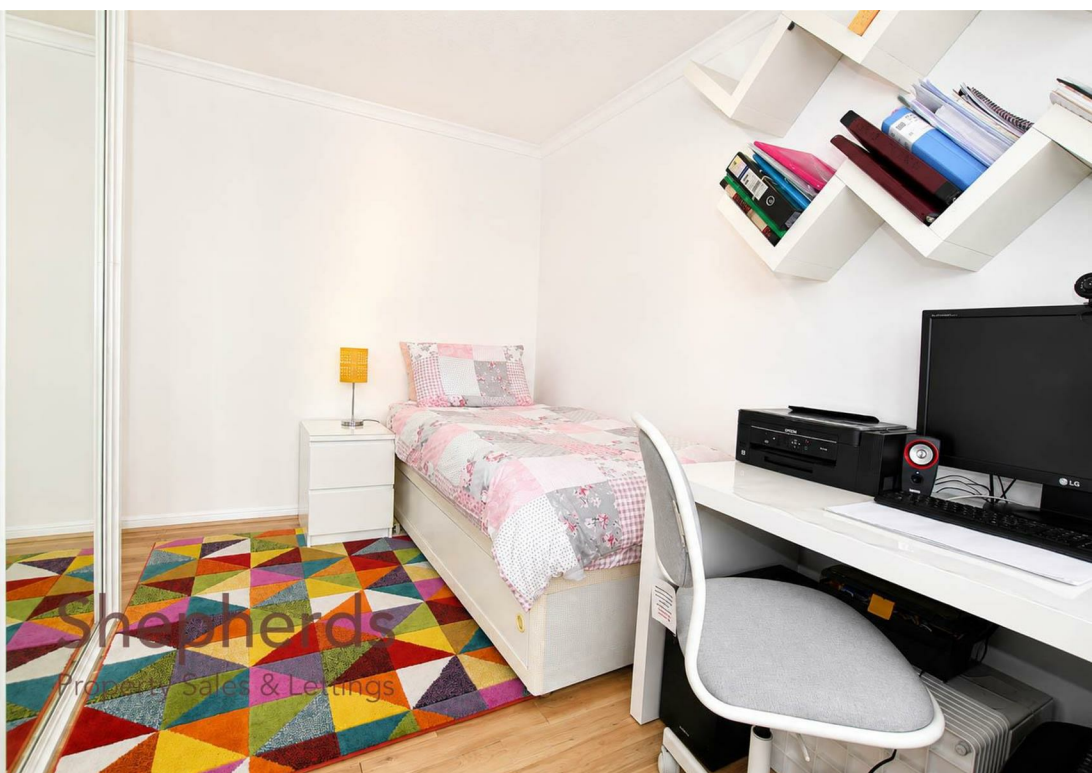
Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
D





Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



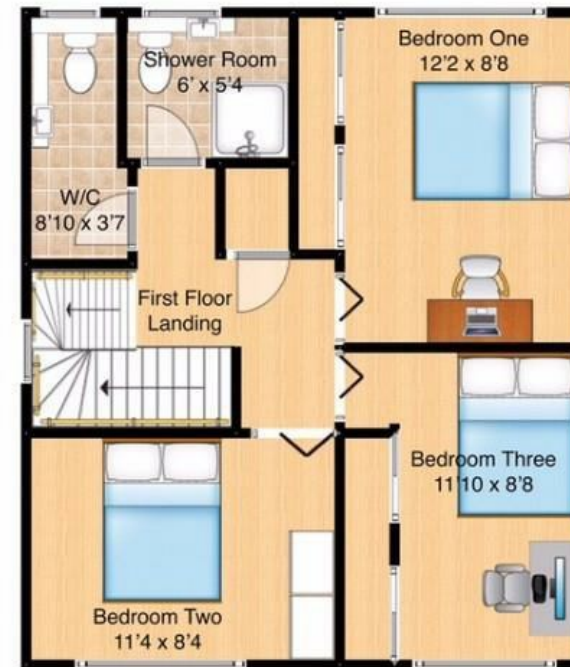
Shepherds
Property Sales & Lettings

Fleming Close, West Cheshunt, EN7



Shepherds
Property Sales & Lettings

www.shepherdsestates.co.uk



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.



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

