

Shepherds
Property Sales & Lettings

Lavender Close I Cheshunt I EN7 6JN I £490,000


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Shepherds Estate Agents are delighted to present this extended three bedroom family home situated in the highly sought after cul de sac of Lavender Close. The ground floor offers a spacious kitchen breakfast room, generous living room and separate dining room. This floor benefits further from a WC and storage cupboards. To the first floor there are three well proportioned bedrooms and a modern family bathroom. Externally, the property enjoys a private driveway providing parking for multiple vehicles plus garage to the front, and a rear garden with paved patio ideal for outdoor dining and entertaining. Ideally located within easy reach of highly regarded local schools, convenient bus routes and Brookfield Shopping Centre.

- Popular West Cheshunt Location
- Extended Three Bedroom Home
- Spacious Living And Dining Rooms
- Generous Kitchen Breakfast Room
- Ground Floor WC
- Garage And Driveway Parking
- Landscaped Rear Garden
- Nearby Schools, Amenities And Transport
- Cul De Sac Setting





Front Door

Entrance Hall

Kitchen Breakfast Room
28'10 x 7'11

Living Room
13'10 x 12

Dining Room
11'7 x 9'2

WC

First Floor Landing

Bedroom One
17'6 x 10

Bedroom Two
12'4 x 10'8

Bedroom Three
13'1 x 7

Bathroom
8'1 x 5'5

External

Front Driveway

Garage

Rear Garden

Note











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.

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


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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



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