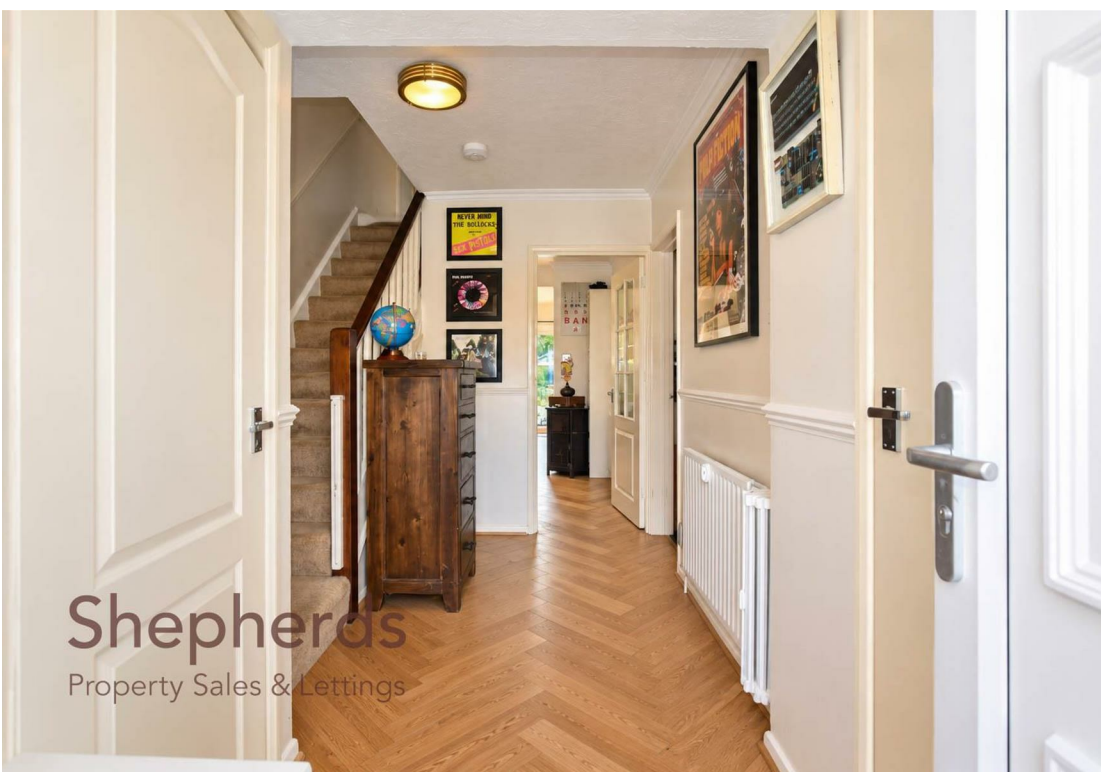




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Shepherds Estate Agents are pleased to offer this well proportioned, three bedroom family home, ideally situated within a short walk of Cheshunt Train Station, the High Street and popular local schooling, making it an excellent choice for families and commuters alike.

The ground floor features a welcoming entrance hall, ground-floor WC, fitted kitchen and an impressive, bright lounge/diner, providing generous space for both relaxing and entertaining, with direct access onto the south-facing rear garden. The property also benefits from an integral garage, providing valuable additional parking and storage. Upstairs are three bedrooms, including two good sized doubles, together with a family bathroom. Outside, a particular feature is the lengthy, established south -facing rear garden, boasting excellent potential for extension, subject to the relevant planning permissions. The property also benefits from solar panels, while to the front a driveway provides off-street parking and access to the garage. A fantastic opportunity to acquire a spacious and versatile family home in a highly convenient Cheshunt location, close to excellent transport links, shops, amenities and schools.

- Three Bedroom Family Home
 - Ground Floor WC
 - Front Driveway & Integral Garage
- Scope For Extensions (STPP)
 - Fitted Solar Panels
 - Walking Distance To Cheshunt Train Station
- Spacious Lounge/Dining Room
 - South-Facing Rear Garden
 - Local High Street & Schooling Within Easy Reach



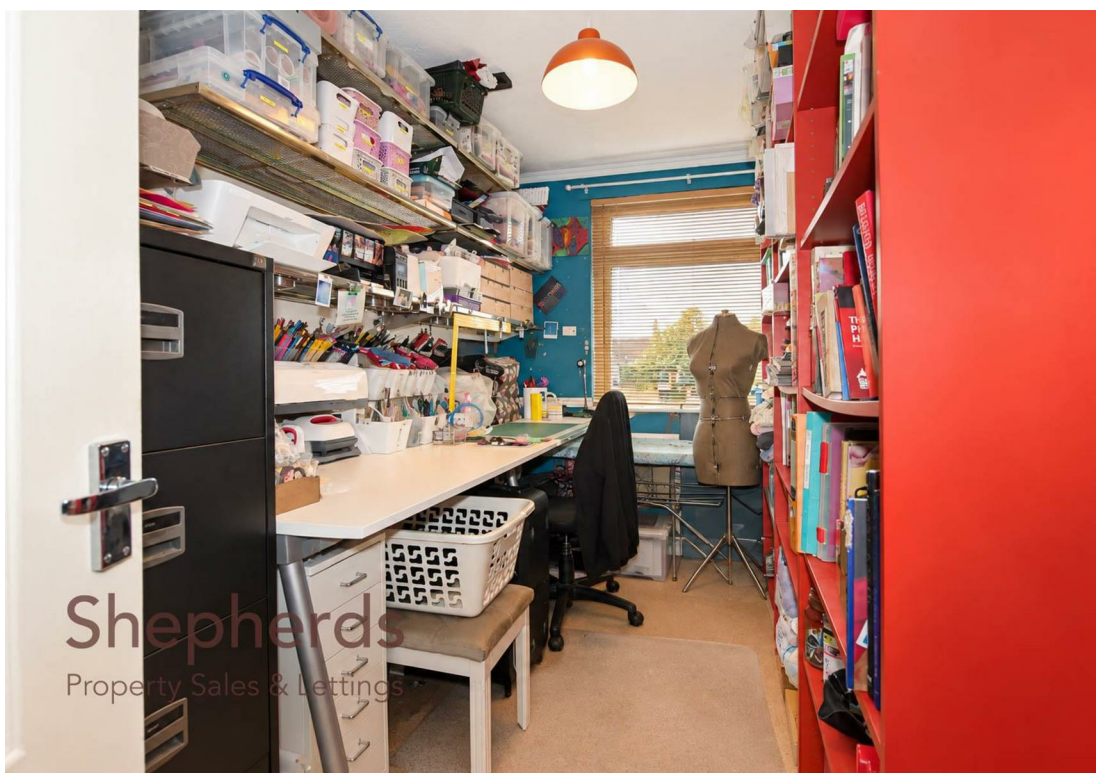
Front Door	Bedroom Two
Entrance Hall	11'10 x 9'5
Lounge Diner	Bedroom Three
19'10 x 16'1	11'10 x 6'4
Kitchen	Bathroom
11' x 7'9	6'11 x 5'6
W/C	Outside
Integral Garage	Front Driveway
15'8 x 8'9	Rear
First Floor Landing	South Facing Garden
Bedroom One	Solar Panels
13'1 x 11'10	



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 Borough
Tax Band: E



Oakdene, Cheshunt, Hertfordshire



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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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