Shepherds
Property Sales & Lettings

Dig Dag Hill I Cheshunt I EN7 6NS I £599,995

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Shepherds are delighted to present this well presented, four-bedroom semi-detached family home, ideally situated within the highly regarded West Cheshunt. Upon entering the property, you are welcomed by a front porch with convenient WC, leading through to a bright and spacious lounge. The lounge flows seamlessly into a separate dining room and on to a modern kitchen with Amtico flooring. The first floor offers four generously sized double bedrooms and a shower room with an Aqualisa shower and Amtico flooring. Externally, the home boasts a large private landscaped rear garden with a patio area, a driveway, integral garage and front garden. The property is ideally located within easy reach of Brookfield Retail Park, reputable local school and multiple transport links.

- Semi Detached Home
- Amitco Flooring In Kitchen & Bathroom
- Lengthy Rear Garden
- Four Double Bedrooms
- Ground Floor WC
- Close To Local Schools
- Spacious Living Areas
- Integral Garage
- Within Easy Reach Of Brookfield Retail Park

Front Door

Porch

WC

Porch Door

Living Room
15'x 13'10

Dining Room
12'10 x 10'2

Kitchen
10'2 x 8'11

Stairs

First Floor Landing

Bedroom One
10'10 x 10'3

Bedroom Two
10'10 x 10'

Bedroom Three
10'3 x 9

Bedroom Four
11'6 x 8'

Shower Room
6'11 x 6'10

External

Integral Garage
17'7 x 7'11

Front Driveway

Front Garden

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.

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Tenure :	**Freehold**
Council:	**Broxbourne**
Tax Band:	**E**

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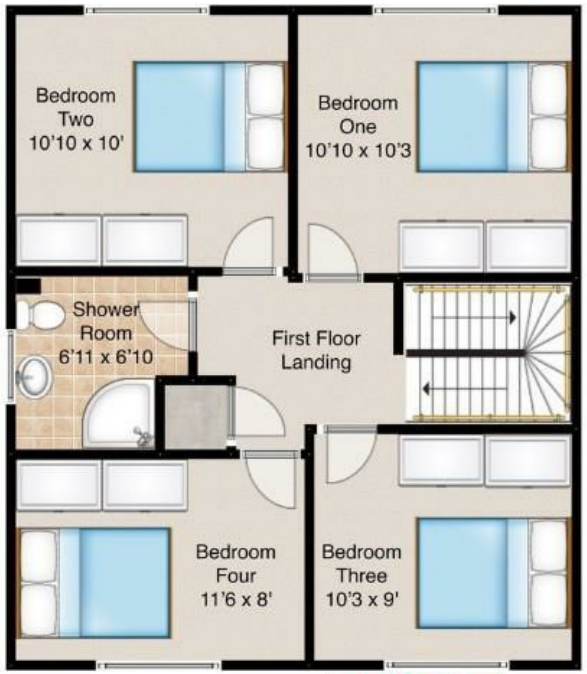
West Cheshunt, EN7



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FINE & COUNTRY

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The Property Ombudsman