



Shepherds
Property Sales & Lettings

Carleton Road | Cheshunt | EN8 0BB | Offers In Excess Of £399,995



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To be sold CHAIN FREE is this 3 bedroom home boasting plenty of potential throughout and scope for extensions subject to the relevant permissions. The ground floor includes a lounge diner and kitchen, while on the first floor there are three bedrooms and a bathroom. Externally, there is a front driveway and a lengthy rear garden. The property is ideally situated within easy reach of multiple transport links, an array of amenities and popular schooling.

- To Be Sold Chain Free
 - Scope For Extensions Subject To The Relevant Permissions
 - Front Driveway & Rear Garden
- Three Bedroom Home
 - Lounge Diner
 - Near To Multiple Transport Links
- Plenty Of Potential Throughout
 - First Floor Bathroom
 - Close To Amenities & Popular Schooling



Front Door	Bedroom Three
Entrance Hall	7'4 x 5'5
Lounge Diner	Bathroom
24'7 x 11'1	7'3 x 6'7
Kitchen	External
11'4 x 6'7	Front Driveway
First Floor Landing	Rear Garden
Bedroom One	Garden Shed
11'3 x 10'11	6'2 x 5'6
Bedroom Two	
11'11 x 9'9	



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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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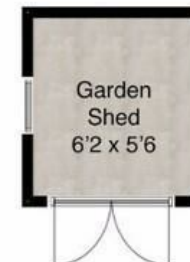
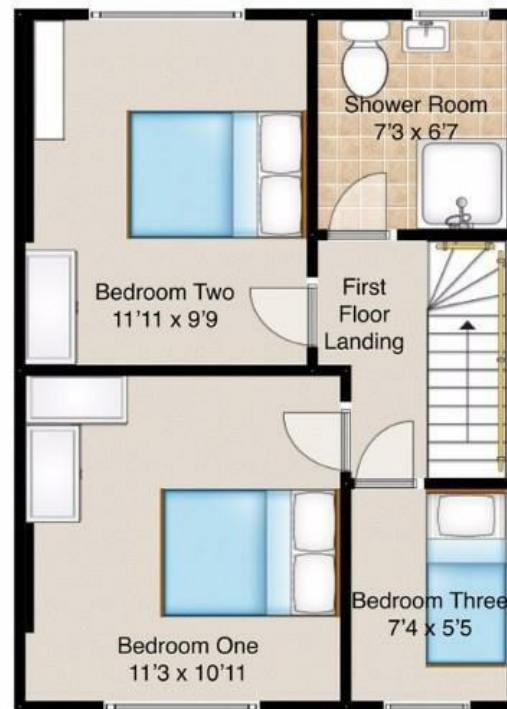
Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Carleton Road, Cheshunt, EN8



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FINE & COUNTRY

