



Shepherds
Property Sales & Lettings

Hawthorne Avenue | | EN7 5AE | £450,000



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Shepherds Estate Agents are delighted to offer this three bedroom detached family home, situated on the highly sought-after Grange Estate, presenting a fantastic opportunity for buyers to put their own stamp on the property. The accommodation comprises a welcoming hallway, spacious kitchen breakfast room, a lounge diner and a floor shower room. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally, the property offers a private driveway to the front providing off street parking for multiple vehicles, while to the rear there is an garden with a paved patio section for entertaining. Ideally placed for first time buyers, families and commuters alike, you are within close proximity to popular primary and secondary schools, local shops and amenities, with excellent transport links including Cheshunt Station just a short distance away offering fast and direct services into London Liverpool Street. To be sold CHAIN FREE.

- Chain Free
- Three Bedroom Detached Family Home
- Opportunity to Put Your Own Stamp on the Property
- Generous Lounge Diner
- Spacious Kitchen Breakfast Room
- Ground Floor Shower Room
- Private Front Driveway
- Rear Garden with Paved Patio Area
- Close to Popular Schools, Shops & Cheshunt Station



Front Door	Bedroom Two
Hallway	12'3 x 9'4
Lounge Diner	Bedroom Three
17'9 x 13'6	8'4 x 8
Kitchen Breakfast Room	Bathroom
12'8 x 10'9	8'1 x 8
Shower Room	External
First Floor Landing	Rear Garden
Bedroom One	Private Front Driveway
12'4 x 9'4	CHAIN FREE



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



Hawthorne Avenue, Cheshunt, EN7



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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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

