



Shepherds
Property Sales & Lettings



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Lavender Close | Cheshunt | EN7 6JN | £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	Bedroom Two
Entrance Hall	12'4 x 10'8
Kitchen Breakfast Room	Bedroom Three
28'10 x 7'11	13'1 x 7
Living Room	Bathroom
13'10 x 12	8'1 x 5'5
Dining Room	External
11'7 x 9'2	Front Driveway
WC	Garage
First Floor Landing	Rear Garden
Bedroom One	Note
17'6 x 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: D



Lavender Close, 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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