

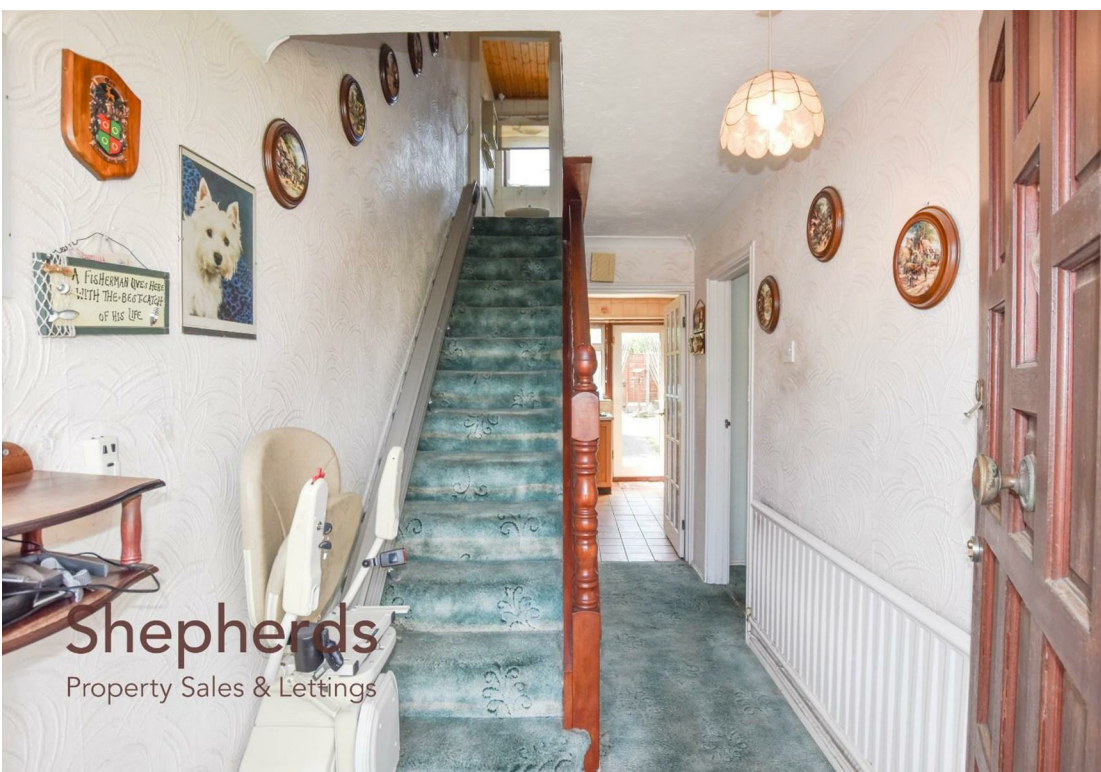


Shepherds  
Property Sales & Lettings



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Montgomery Drive | Cheshunt | EN8 0LB | £399,995



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# Montgomery Drive | Cheshunt | EN8 0LB

A deceptively spacious three-bedroom family home offering fantastic potential for modernisation and extensions ( subject to planning permission ) making it an ideal opportunity for families, first-time buyers or investors alike. The property benefits from a covered porch, bright and airy hallway, a through lounge diner with large doors to create a separate dining room and a fitted kitchen. Upstairs offers three well-proportioned bedrooms and a separate bathroom and WC. Bedroom One benefits from its own shower whilst bedroom two and three have built in storage solutions. Externally, the property boasts a generous rear garden with two outbuildings with electrical connections whilst to the front, there is a driveway and front garden. Conveniently situated close to local shops, schools, transport links and everyday amenities, this home combines a sought-after location with the opportunity to create a property tailored to your own style and needs. TO BE SOLD CHAIN FREE.

- Chain Free
- Spacious Through Lounge Diner
- Outbuildings With Electricity
- Three Bedroom Family Home
- Separate Bathroom & WC
- Front & Rear Garden
- Potential for extensions ( STPP )
- Private Driveway
- Situated Close To Local Shops, Schools & Transport Links



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Covered Porch

Front Door

Hallway

Living Room

13'6 x 10'11

Dining Room

9'10 x 9

Kitchen

9'10 x 9'5

First Floor Landing

Bedroom One

14'10 x 11'5

Shower

Bedroom Two

13 x 9'4

Storage

Bedroom Three

9'1 x 7'9

Built In Wardrobe

Bathroom

6'5 x 5

WC

5'6 x 2'10

External

Rear Garden

Brick Built Shed

Brick Built Storage

Front Driveway

Front 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:** D

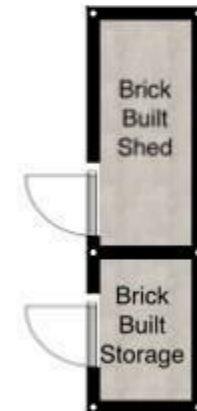
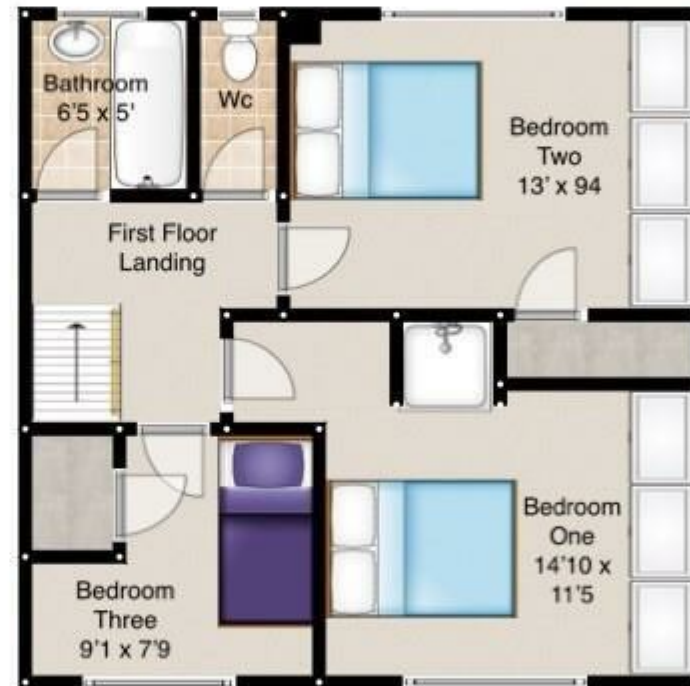


# Montgomery Drive, Cheshunt, EN8



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

