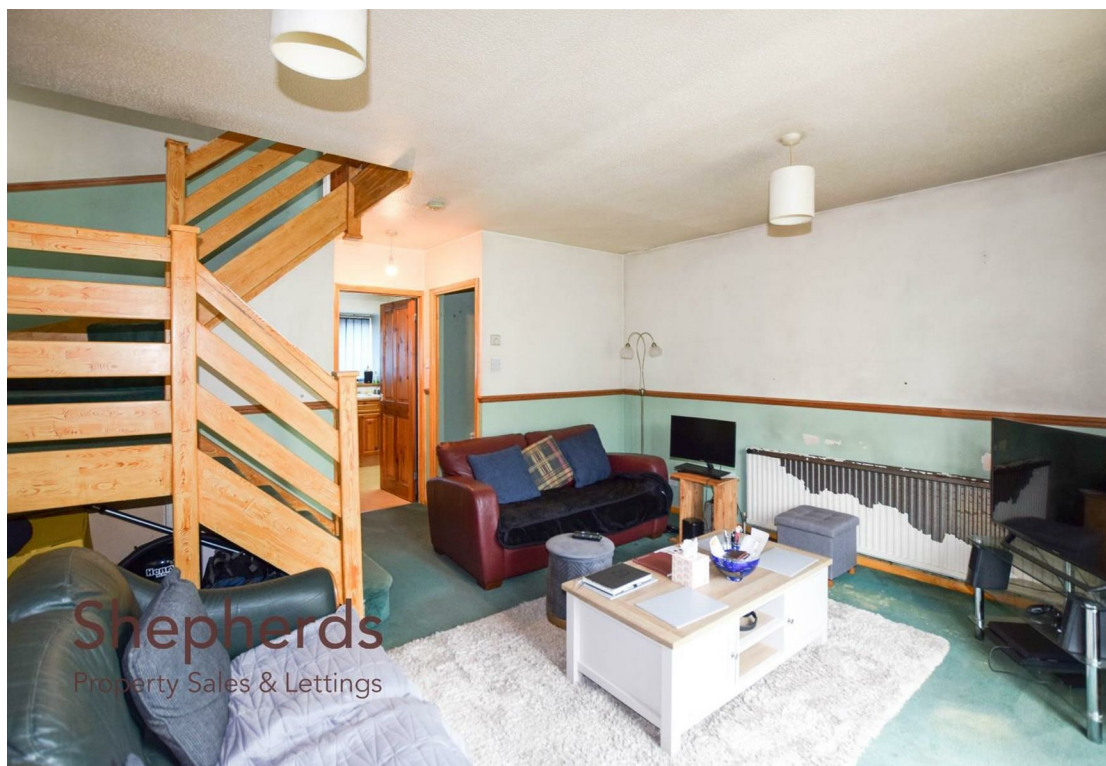




Shepherds
Property Sales & Lettings

Bushbarns | | EN7 6EF | £380,000





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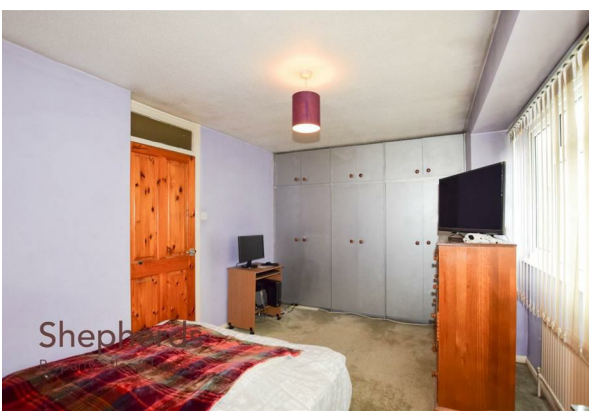
Bushbarns I I EN7 6EF

Shepherds are pleased to offer this 3-bedroom end of terrace home nestled in the highly desirable West Cheshunt area. Boasting a spacious and versatile layout, the ground floor features a kitchen diner and a living room with the added benefit of a storage cupboard under the stairs. On the first floor there are three bedrooms, two of which are doubles and a bathroom. Externally, you have a rear garden providing ample outdoor space and potential for future expansion, subject to the necessary planning permissions, , two separate front gardens, a boiler storage cupboard and an allocated parking space. The property is ideally situated close to excellent schools, transport links, and a variety of local amenities, ensuring everything you need is right on your doorstep.

- Three Bedroom Home
 - Kitchen Diner
 - Outside Cupboard
- Scope For Extensions (STPP)
 - Wide Rear Garden
 - Close To Schooling & Transport Links
- Sought-After West Cheshunt Location
 - Allocated Parking Space To Rear
 - Amenities Nearby



Front Door	Bedroom Two
Hallway	8'3 x 6'7
Kitchen Diner	Built In Wardrobe
14'10 x 8'3	Bedroom Three
Living Room	9'5 x 6'2
14'10 x 12'9	Bathroom
Under Stairs Storage	6'11 x 5'2
First Floor Landing	External
Bedroom One	Rear Garden
12'10 x 8'7	Two Front Gardens
Built In Wardrobe	Storage Cupboard
	Allocated Parking Space



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 :
Council:
Tax Band:

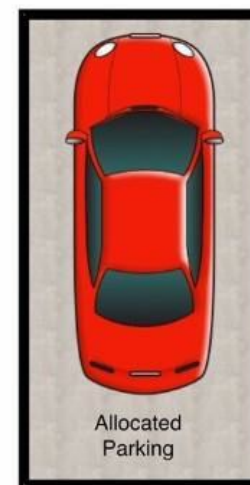
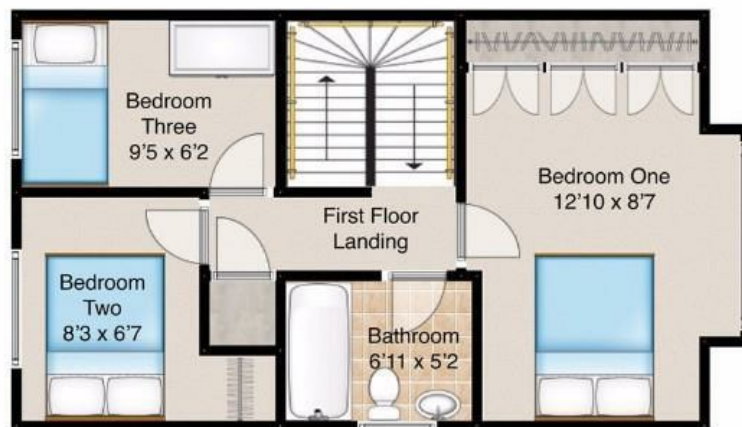
Freehold
Broxbourne
D



Bushbarns, West Cheshunt, EN7



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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FINE & COUNTRY

