



Shepherds  
Property Sales & Lettings



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Mortimer Gate | Cheshunt | EN8 0XH | £489,995









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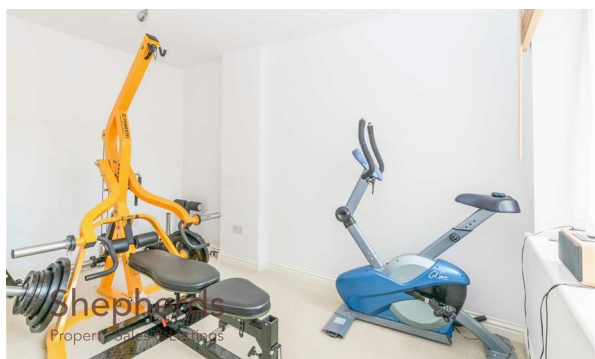
# Mortimer Gate | Cheshunt | EN8 0XH

A versatile property that presents a flexible layout which can offer a fourth bedroom or second reception room as required. Set at the end of a cul de sac this link detached house includes a living room, kitchen diner, bedroom four/reception room, ground floor w/c, three bedrooms and a bathroom. Outside there is a secluded rear garden, side access and a driveway providing ample parking. Brookfield Farm Shopping Centre and multiple transport links are within easy reach, as well as popular schooling, both primary and secondary.

- A Versatile Four Bedroom Home
  - Living Room & Kitchen Diner
  - Ample Parking & Secluded Rear Garden
- Link Detached
  - Ground Floor W/C
  - Popular & Desirable Cul-De-Sac Location
- Fourth Bedroom / Reception Room
  - First Floor Bathroom



Front Door	Bedroom Two
Entrance Lobby	9'11" x 9'10"
Living Room	Bedroom Three
15'3" x 14'4" max	7'10" x 6'2"
Kitchen Diner	Bathroom
15'3" x 12'6" max	6'2" x 6'0"
Bedroom Four / Office	External
11'11" x 8'3" max	Front Driveway
W/C	Additional Parking Bay
First Floor Landing	Rear Garden
Bedroom One	Workshop / Store
10'11" x 8'10"	8'3" x 4'1"
	Side Access



**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:** E





# Mortimer Gate, Cheshunt



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This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included in the sale. This floor plan is covered by the copyright act 1988 and cannot be amended or re used without permission from 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](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

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

**FINE & COUNTRY**

