

Shepherds
Property Sales & Lettings

Great Cambridge Road I Cheshunt I EN8 0NB I £495,000


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Shepherds Estate Agents are pleased to market this spacious, three bedroom home, with two reception rooms, a rear garden extending over 100 ft and a front driveway. The property boasts exciting potential, with plenty of scope for further extensions, subject to the relevant permissions.

The extended ground floor offers a living room and a separate reception / study room, providing flexible space for everyday living and entertaining. A kitchen/diner and a family bathroom complete the ground floor. Upstairs, there are three bedrooms, with bedroom one benefiting from an en suite. To the rear, the generous garden features a paved patio with space for outdoor dining, a lawn and plenty of storage. To the front, the driveway provides off-street parking. Located on the A10, the property offers excellent road links and is close to Cheshunt & Cuffley train stations, local shops and amenities, and nearby schools.

- Three Bed Semi Detached
- En Suite To Bedroom One
- Located Close To Amenities & Transport Links
- 100ft Plus Rear Garden
- Two Reception Rooms
- Front Driveway
- Spacious Kitchen Diner
- Large Side Plot





Entrance Hall

Living Room
13'3" x 11'3"

Family Room
12'4" x 11'9"

Kitchen Diner
17'10" x 9'7"

Bath/Shower Room
8'3" x 6'10"

First Floor Landing

Bedroom One
15'3" x 11'3" max

En Suite
7'1" x 3'9"

Bedroom Two
12'3" x 11'9" max

Bedroom Three
8'3" x 8'3"

Outside

Front Driveway

Large Rear Garden

Storage Area To Rear Of Garden

Note











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**


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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



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