



Shepherds
Property Sales & Lettings



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Smarts Green | West Cheshunt | EN7 6BD | £439,995



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Shepherds Estate Agents are delighted to offer this beautifully presented, extended three-bedroom home, situated in the highly sought-after area of West Cheshunt and offered to the market CHAIN FREE.

The ground floor has been thoughtfully extended and features a spacious living room leading through to a study area and fitted kitchen. The rear extension has created a separate dining room / garden room perfect for entertaining, along with the added convenience of a ground floor W/C. Upstairs, the home continues to impress with three well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from a private, low-maintenance south-facing rear garden, as well as a front garden. Further benefits include a garage en bloc, excellent transport links, and close proximity to highly regarded local schools, bus routes, and a range of everyday amenities, making this an outstanding opportunity.

- Prime West Cheshunt Location
- Chain Free Family Home
- Extended Ground Floor
- Three Well Sized Bedrooms
- Fitted Kitchen & Study Area
- Separate Dining Room
- Ground Floor W/C
- South-Facing Rear Garden & Front Garden
- Garage En Bloc



Front Door	Bedroom One
Entrance Hall	11'3 x 9'5
Living Room	Bedroom Two
15'6 x 11'11	10'7 x 9'5
Kitchen	Bedroom Three
11'7 x 7'3	8'5 x 6'5
Study Area	Bathroom
11'11 x 7'5	6'4 x 5'7
Dining Room / Garden Room	Outside
14' x 8'10	South Facing Rear Garden
W/C	Front Garden
First Floor Landing	Garage En-Bloc
	16'2 x 8'2



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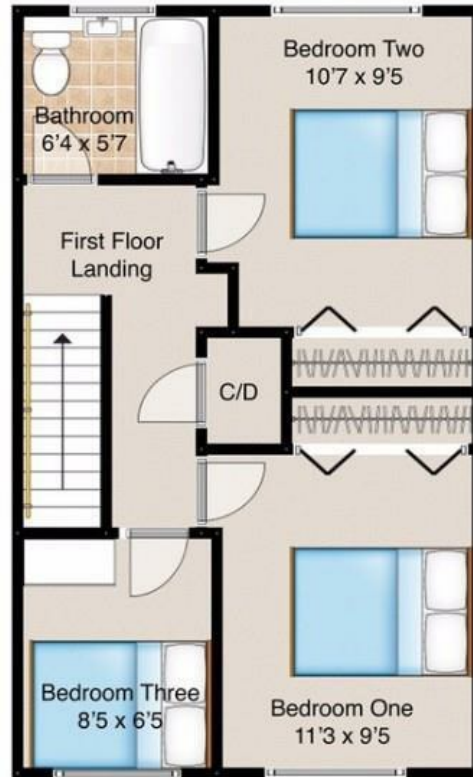
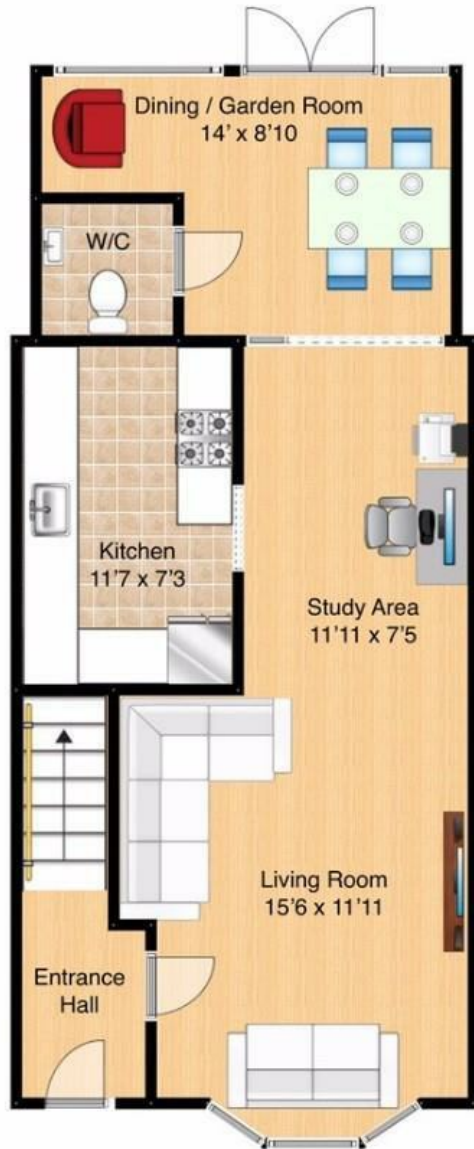
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

 3
  1
  3
  C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D

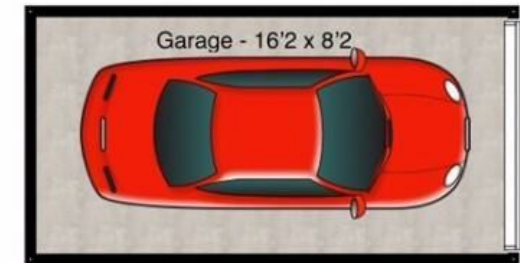


Smarts Green, West Cheshunt, EN7



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www.shepherdsestates.co.uk



This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents 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.



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