


Shepherds
Property Sales & Lettings

Maybury Avenue I Cheshunt I EN8 0HP I Offers In Excess Of £550,000


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Shepherds Estate Agents are pleased to offer this impressive, extended, three bedroom semi detached bungalow offering generous and flexible living accommodation, together with a beautifully landscaped south facing rear garden. The property features a spacious living room, a fitted kitchen and a separate dining room, providing ample space for both everyday living and entertaining. A light filled conservatory overlooks the rear garden, offering an additional reception space with a pleasant outlook. The accommodation is further enhanced by three well proportioned bedrooms, a family bathroom, a separate shower room, a useful utility room and an additional WC, ensuring practicality and convenience throughout. Outside, the attractive south facing rear garden has been carefully maintained and landscaped, creating a wonderful space for outdoor relaxation and entertaining. To the front, a neat garden complements the property, while a private driveway provides ample off-road parking and leads to an integral garage. The bungalow enjoys a convenient location close to a variety of local shops and amenities, well-regarded schools and excellent transport connections, making it an appealing choice for a range of buyers. CHAIN FREE SALE.

- Chain Free Sale
- Extended Three Bedroom Bungalow
- Spacious & Versatile Accommodation
- Separate Living Room And Dining Room
- Bright Open Conservatory
- Kitchen With Utility
- Bathroom, Shower Room And WC
- Landscaped South Facing Garden
- Front Driveway And Garage







Porch Door

Porch

Front Door

Hallway

Living Room
14'6 x 11'6

Kitchen
12'6 x 8'5

Utility Room
7'8 x 5'6

Dining Room
13'2 x 11'7

Conservatory
22'4 x 9'6

WC

Lobby

Shower Room

Bedroom One
12'10 x 11'6

Bedroom Two
11'10 x 11'1

Bedroom Three
11'6 x 7'11

Bathroom
8'6 x 5'3

External

South Facing Rear Garden

Front Garden

Front Driveway

Garage
15'6 x 8'11
















**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:** | **D** |


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# Maybury Avenue, West Cheshunt, EN7

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