



Shepherds
Property Sales & Lettings

Thomas Rochford Way | Cheshunt | EN8 0XN | £439,995





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An exceptionally presented home, offering ample and extended ground floor accommodation, a social/garden room and a beautifully landscaped garden. The ground floor includes a living room, dining room, modern kitchen and W/C. While on the first floor there are two double bedrooms and a bathroom. Externally, there is a front driveway and garden, to the rear there is a West Facing garden and garage conversion which has created a social/garden room. The property is ideally located within a short distance to amenities including Brookfield Farm Shopping Centre and multiple transport links.

- Exceptionally Presented Throughout
- Two Double Bedrooms
- Ample & Extended Ground Floor Accommodation
- Modern Kitchen
- Ground Floor W/C
- Beautifully Landscaped West Facing Garden
- Garage Converted Into A Social/Garden Room
- A Short Distance From Amenities & Brookfield Farm Shopping Centre
- Multiple Transport Links Close By



Front Door	Bedroom Two
Entrance Hall	9'2 x 8'11
Living Room	Bathroom
15'7 x 12'3	6'2 x 5'2
Dining Room	External
11' x 10'9	Front Driveway
Kitchen	Front Garden
9'11 x 5'9	West Facing Rear Garden
W/C	Social/Garden Room
First Floor Landing	15'11 x 7'11
Bedroom One	
9'11 x 9'9	



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.

2 1 3 C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Waltham Gate, Cheshunt, EN8



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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FINE & COUNTRY

