



Shepherds
Property Sales & Lettings



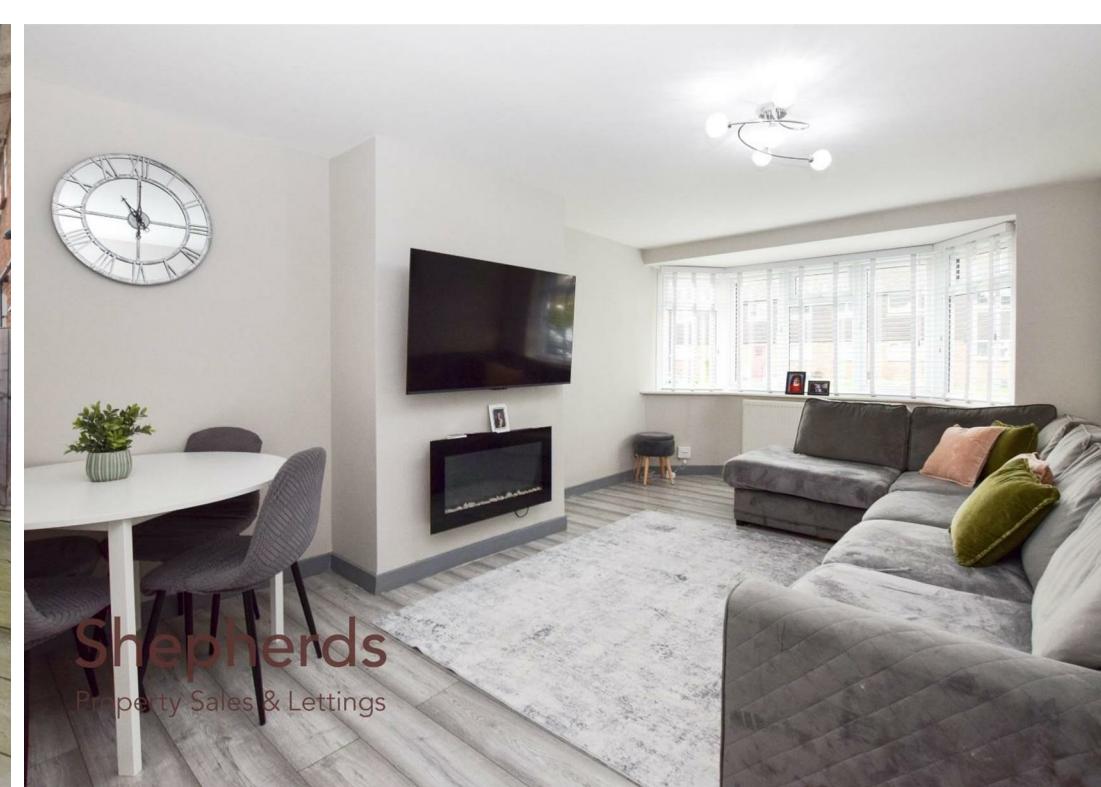
Shepherds
Property Sales & Lettings

Whitefields Road | Cheshunt | EN8 0EU | Offers In Excess Of £299,995



Shepherds

Property Sales & Lettings



Shepherds

Property Sales & Lettings



Shepherds

Property Sales & Lettings



Shepherds

Property Sales & Lettings



Shepherds

Property Sales & Lettings

Whitefields Road | Cheshunt | EN8 0EU

Shepherds Estate Agents are pleased to market this ground floor, three bedroom apartment, boasting a a private rear garden, versatile outbuilding and finished to high standard throughout. Inside, the property features a spacious lounge diner with a bay window, a modern kitchen/breakfast room, three good-sized bedrooms and a bath/shower room. Outside, the private rear garden provides a great space to relax or entertain and includes two storage sheds along with a versatile outbuilding with power, ideal for a home office, gym, or workshop. The property is ideally situated within close proximity of Brookfield Farm Shopping Centre, transport links and schooling.

Lease Information

Lease years Remaining : 89 years remaining approx

Ground Rent : £10 per annum

Maintenance £1,740 per annum

Services connected

Mains drainage, water, gas, electricity

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

- Ground Floor Apartment
- High Standard Throughout
- Bath / Shower Room
- Three Good-Sized Bedrooms
- Spacious Lounge Diner
- Outbuilding With Power
- Private Rear Garden
- Modern Kitchen / Breakfast Room
- Close To Shops, Transport & Schools



Shepherds
Property Sales & Lettings



Communal Door	Bedroom Three 12'2 x 5'10
Ground Floor	Bath / Shower Room 8' x 7'7
Front Door	Outside
Entrance Hall	Private Rear Garden
Lounge Diner 17'11 x 10'10	Shed One
Kitchen / Breakfast Room 12'5 x 8'6	Shed Two
Bedroom One 12'6 x 10'10	Outbuilding 15'10 x 11'
Bedroom Two 12'2 x 9'2	Communal Front Garden

Shepherds

Property Sales & Lettings

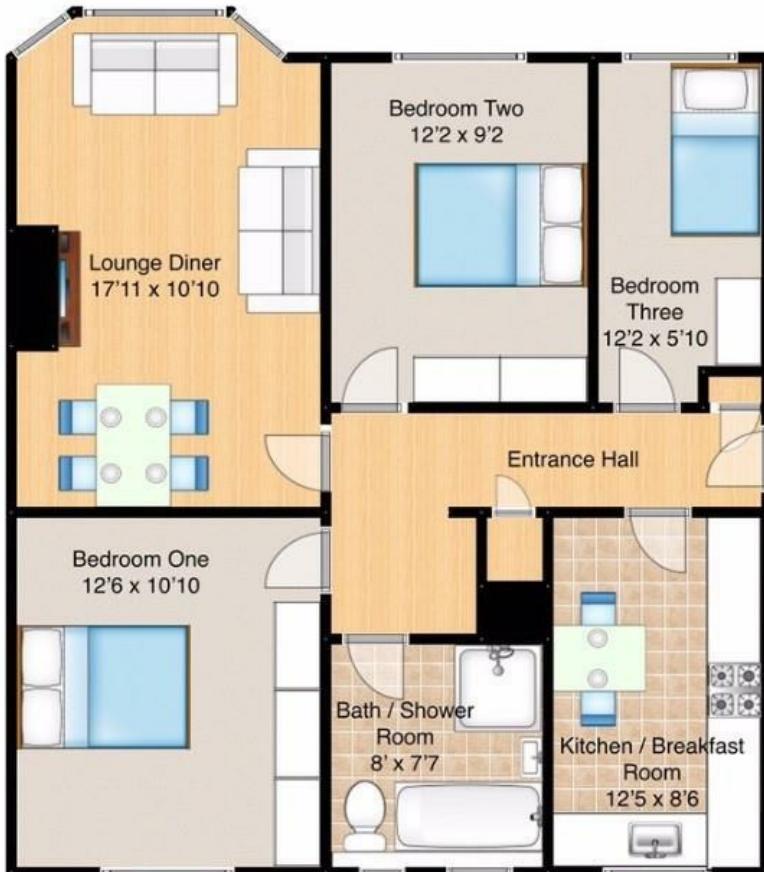


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered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

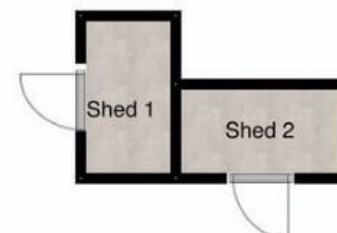
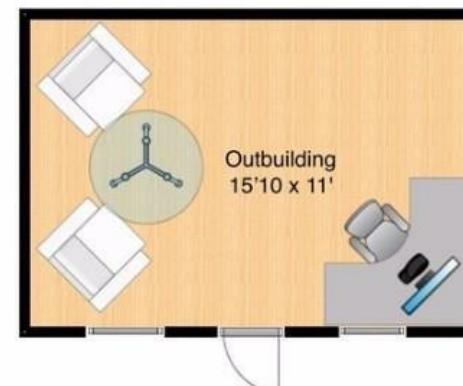


Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: C

Whitefields Road, Cheshunt, Hertfordshire



Shepherds
Property Sales & Lettings



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



FINE & COUNTRY

THE GUILD
PROPERTY
PROFESSIONALS



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

