



Shepherds

Property Sales & Lettings



Shepherds

Property Sales & Lettings

Albury Walk | Cheshunt | EN8 8PB | £550,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds

Property Sales & Lettings

Albury Walk | Cheshunt | EN8 8PB

Shepherds Estate Agents are delighted to market this extended, three-bedroom, semi-detached home offering versatile accommodation, ideal for modern family living. The ground floor has been thoughtfully designed and extended to create a spacious open-plan kitchen/dining area, complemented by a skylight and flowing seamlessly into a family room, making it a fantastic space for everyday living and entertaining. The kitchen further benefits from a separate utility room, while a separate living room provides a more traditional reception space. A ground floor W/C completes the ground floor. On the first floor there are three generous bedrooms, all served by a family bathroom. Externally, the property boasts a lengthy rear garden along with a rear garage and vehicular access. To the front, a newly laid driveway has been prepared, with potential for off-road parking subject to the relevant consents for a dropped kerb. The property is pleasantly situated within a private setting, close to well-regarded schools both primary and secondary, amenities and transport links, making it an excellent choice for families and commuters alike.

- Extended Three-Bedroom Family Home
- Utility Room And W/C
- Lengthy Rear Garden, Garage And Vehicular Access
- Stunning Open-Plan Kitchen/Diner
- Three Generously Sized Bedrooms
- Front Driveway Potential (STPP)
- Family Room & Separate Living Room
- Family Bathroom
- Close To Popular Primary & Secondary Schools



Shepherds
Property Sales & Lettings



Covered Porch	Bedroom One
Front Door	11'8 x 10'8
Entrance Hall	Bedroom Two
Living Room	11'8 x 10'10
13'9 x 11'8	Bedroom Three
Kitchen / Diner	8'8 x 7'1
18'9 x 14'7	Bathroom
Family Room	7'8 x 6'8
11'8 x 10'10	Rear Garden
Utility Room	Rear Garage
7'7 x 3'4	19'6 x 8'4
W/C	Rear Vehicular Access
First Floor Landing	Paved Driveway With Potential Of Dropped Kerb (STP)



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 : Freehold
Council: Broxbourne Borough
Tax Band: E



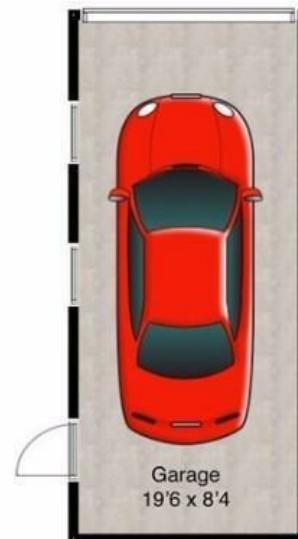
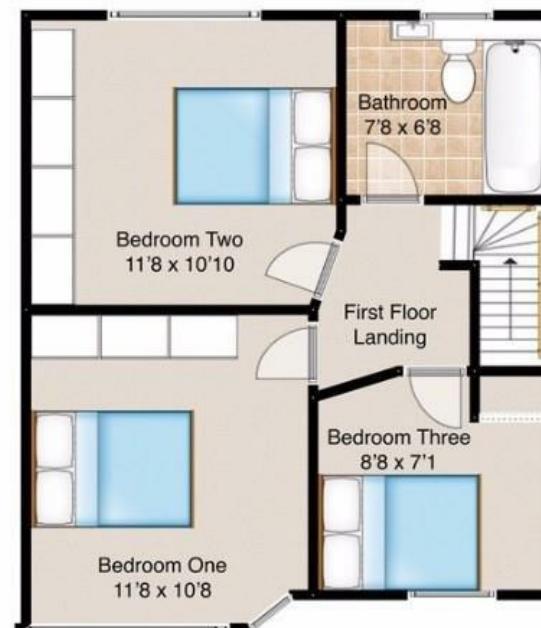
Albury Walk, Cheshunt, Hertfordshire



Shepherds
Property Sales & Lettings



Denotes Skylight



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

