



Shepherds
Property Sales & Lettings



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Maybury Avenue | Cheshunt | EN8 0HP | £500,000



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An exceptional and thoughtfully extended three-bedroom semi-detached bungalow, offering spacious and highly versatile accommodation throughout, complemented by a beautifully maintained south-facing rear garden. The property features a generous living room, a well-appointed kitchen, and a separate dining room. A bright conservatory enjoys pleasant views over the garden, creating an additional reception area. There is also a shower room, utility room, and a separate WC for added practicality. The bungalow further benefits from three well-proportioned bedrooms and a bathroom. Externally, the property truly excels, boasting a beautifully landscaped south-facing rear garden. To the front, there is a well-maintained garden, a driveway providing ample off-road parking, and an integral garage. The property is ideally situated within the popular West Cheshunt area, conveniently located close to a range of local amenities, reputable schooling, and excellent transport links. TO BE SOLD CHAIN FREE.

- Extended Three Bedroom Bungalow
 - Bright Conservatory
 - Landscaped South-Facing Garden
- Spacious Accommodation
 - Kitchen With Utility
 - Driveway And Garage
- Living Room And Dining Room
 - Bathroom, Shower Room And WC
 - West Cheshunt Location – Chain Free



Porch Door	Lobby
Porch	Shower Room
Front Door	Bedroom One
Hallway	12'10 x 11'6
Living Room	Bedroom Two
14'6 x 11'6	11'10 x 11'1
Kitchen	Bathroom
12'6 x 8'5	8'6 x 5'3
Utility Room	Bedroom Three
7'8 x 5'6	11'6 x 7'11
Dining Room	South Facing Rear Garden
13'2 x 11'7	Front Garden
Conservatory	Front Driveway
22'4 x 9'6	Garage
W/C	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.



Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



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Maybury Avenue, West Cheshunt, EN7

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FINE & COUNTRY

