



**Shepherds**

Property Sales & Lettings



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Fairfield Walk | Cheshunt | EN8 0SA | £450,000



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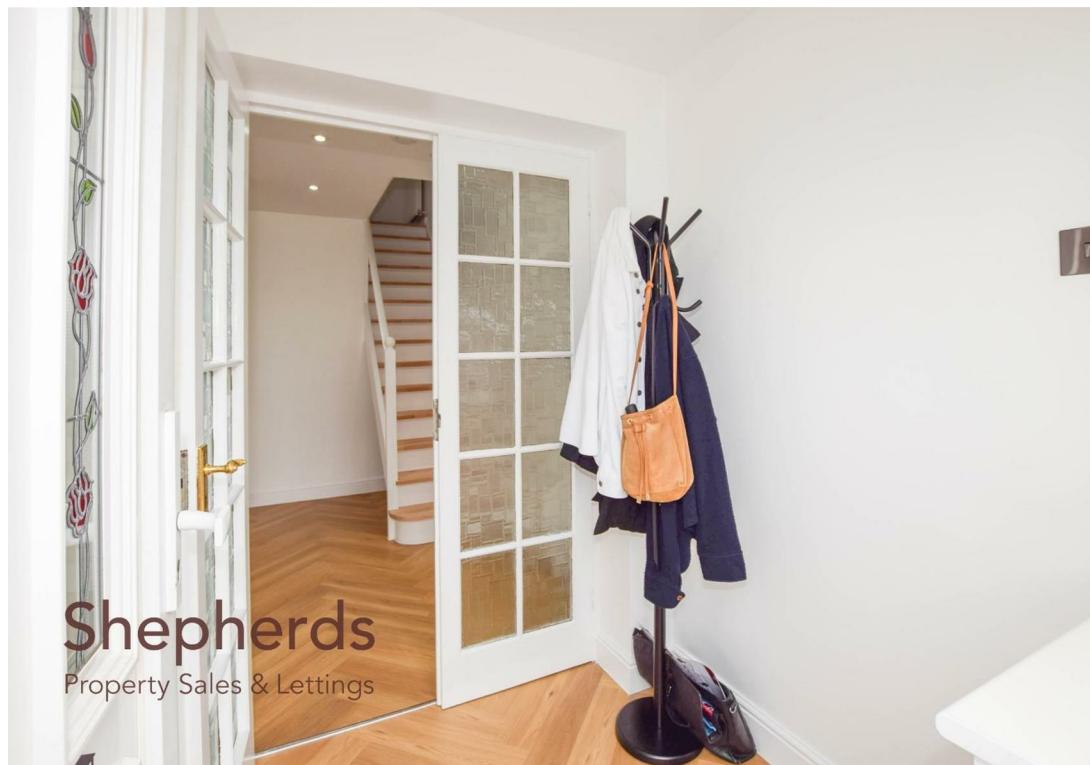
# Fairfield Walk | Cheshunt | EN8 0SA

Shepherds are delighted to present this recently refurbished three-bedroom terraced home. Finished to a high standard throughout, with scope for extensions (subject to the necessary permissions). The ground floor features a bright and open living dining area and a modern, well-appointed kitchen with a utility cupboard well hidden. Upstairs, the home offers three generously sized bedrooms and a stylish bathroom. Externally, the property benefits from both front and rear paved gardens, ideal for outdoor entertaining or relaxation. A garage to the rear offers valuable additional storage or off-street parking. Conveniently situated close to excellent transport links, popular local amenities, and highly regarded schools, this beautifully updated home is perfect for families or commuters alike. To be sold Chain Free.

- Recently Refurbished To High Standard
- Utility Cupboard Under Stairs
- Scope For Extensions (STPP)
- Three Bedroom Home
- Garage To Rear
- Near To Multiple Transport Links
- Open Living Dining Area
- Front and Rear Garden
- Close To Amenities & Popular Schooling



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Front Door	Bedroom Two
Entrance Porch	10'7 x 10'3
Hallway	Bedroom Three
Living Area	8'3 x 7'6
12'4 x 11'2	Bathroom
Dining Area	7'10 x 5'5
12'3 x 8'8	External
Kitchen	Front Garden
11'10 x 9'6	Rear Garden
First Floor Landing	Garage
Bedroom One	15'10 x 9'2
12'3 x 11'4	



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**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  
**Tax Band:** D



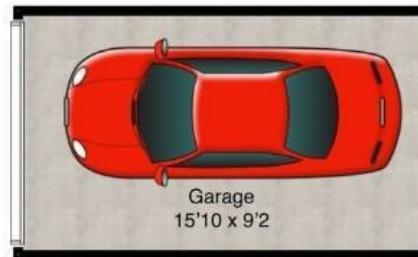


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# Fairfield Walk, Cheshunt, EN8



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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

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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

