



Shepherds

Property Sales & Lettings

Church Lane | Cheshunt | EN8 0DP | £365,000





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# Church Lane | Cheshunt | EN8 0DP

A freehold, two bedroom cottage, ideally situated a stones throw from Cheshunt High Street, Cheshunt Train Station and the A10. The ground floor includes a charming living room with original features, a modern kitchen, dining area and a bathroom. On the first floor there are two double bedrooms, with a shower conveniently located in bedroom two. A stair case leads to the substantial loft area on the second floor. Outside you benefit from a private rear garden and a brick built store with a garage en bloc. This property is part of the Cheshunt Common Trust.

\*Note the garage is held on a separate title with 33 years remaining on the lease.

- Charming Two Bedroom Cottage
  - Original Features Throughout
  - Shower Located In Bedroom Two
- Grade II Listed
  - Extended & Modern Kitchen
  - Staircase Leading To Loft Area
- Part Of The Cheshunt Common Trust
  - Ground Floor Bathroom
  - Rear Garden & Brick Built Store



|                     |                   |
|---------------------|-------------------|
| Front Door          | Bedroom One       |
| Living Room         | 14'1 x 13'1       |
| 14'1 x 12'5         | Bedroom Two       |
| Kitchen             | 11'2 x 8'3        |
| 9'4 x 7'5           | Shower            |
| Dining Area         | Second Floor      |
| 12' x 8'7           | Loft Area         |
| Lobby               | 13'2 x 10'7       |
| Bathroom            | Outside           |
| 9'4 x 4'10          | Rear Garden       |
| First Floor Landing | Brick Built Store |
|                     | 9'10 x 5'3        |





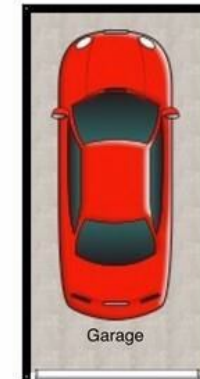
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Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: C



# Church Lane, Cheshunt, Hertfordshire



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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.







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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)

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