



Shepherds

Property Sales & Lettings

Hanbury Close | | EN8 9BZ | £1,950 Per Month

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Hanbury Close | | EN8 9BZ

Council: Broxbourne Tax Band: D Rental Deposit: £2,250

Shepherds Estate Agents are pleased to offer this three bedroom home which is within walking distance of shops, restaurants and Cheshunt Station. The ground floor of the property comprises of a hallway, spacious living room, Kitchen-Diner and WC. Whilst the first floor offers three bedrooms and the Family Bathroom. Externally to the rear you have a garden both paved and lawned & to the front you have a paved garden. There is a choice of highly-regarded schools in close proximity for any young family wishing to move into this area.

Note: Some photographs may have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.

- Three Bedroom Terraced House
- Large Through Lounge
- Fresh Decoration
- Modern Kitchen/Dining Room
- Close to Well Regarded Schools
- Walkable to High Street
- Downstairs WC
- Council Tax Band D Broxbourne
- Available NOW





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.

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent
 Other Tenant Costs
 -Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
 -Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
 -Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)
 -Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged
 -Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable
 Prices are subject to change.

Hanbury Close, 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.

Rooms:

Front Door

Hallway

Living Room
14'11 x 11'8
(4.55m x 3.56m)

Kitchen Diner
17'10 x 8'1
(5.44m x 2.46m)

WC

First Floor
Landing

Bedroom One
12'4 x 9'10
(3.76m x 3.00m)

Bedroom Two
11'9 x 9'10
(3.58m x 3.00m)

Bedroom Three
7'8 x 7'1 (2.34m x
2.16m)

Bathroom
8'2 x 5 (2.49m x
1.52m)

External

Front Paved
Garden

Rear Garden

Deposit &
Permitted
Charges

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



The Property
Ombudsman



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