



Shepherds
Property Sales & Lettings



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Bonney Grove | Goffs Oak | EN7 5LS | £439,995





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Shepherds Estate Agents are pleased to offer this attractive and well-presented two bedroom bungalow, ideally situated in Bonney Grove on the popular west side of Cheshunt, within a short drive of local amenities and transport links, as well as being within walking distance of popular schooling.

The property offers bright and versatile accommodation, comprising an entrance hall, spacious lounge/diner with feature bay window, fitted kitchen, two well-proportioned bedrooms and a family bathroom. To the rear is a useful conservatory, creating valuable additional living space and opening onto the garden. Externally, a particular highlight is the generous south-facing rear garden, complemented by a detached studio ideal for a home office, hobby room or recreational space. The property also benefits from off-street parking to the front and a car port. Offering an excellent combination of location, outside space and future potential, with the property boasting excellent scope for further extension, subject to the necessary planning permissions, making this a fantastic opportunity.

- Attractive Two Bedroom Bungalow
 - Feature Bay Window
 - Detached Garden Studio
- Popular West Cheshunt Location
 - Generous South-Facing Garden
 - Off-Street Parking & Car Port
- Spacious Lounge/Diner
 - Versatile Rear Conservatory
 - Excellent Extension Potential



Front Door	Bathroom
Entrance Hall	6'5 x 5'5
Lounge Diner	Conservatory
17'2 x 10'5	19'2 x 7'8
Bay Window	External
Lobby	Front Garden
Kitchen	Front Driveway
12'10 x 8'2	Car Port
Bedroom One	South Facing Rear Garden
14'1 x 10'5	Detached Studio
Bedroom Two	15' x 7'
9'8 x 9'6	Note -



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







Bonney Grove, West Cheshunt, EN7



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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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