



# Shepherds

Property Sales & Lettings



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Bury Green Road | Cheshunt | EN7 5AH | £675,000



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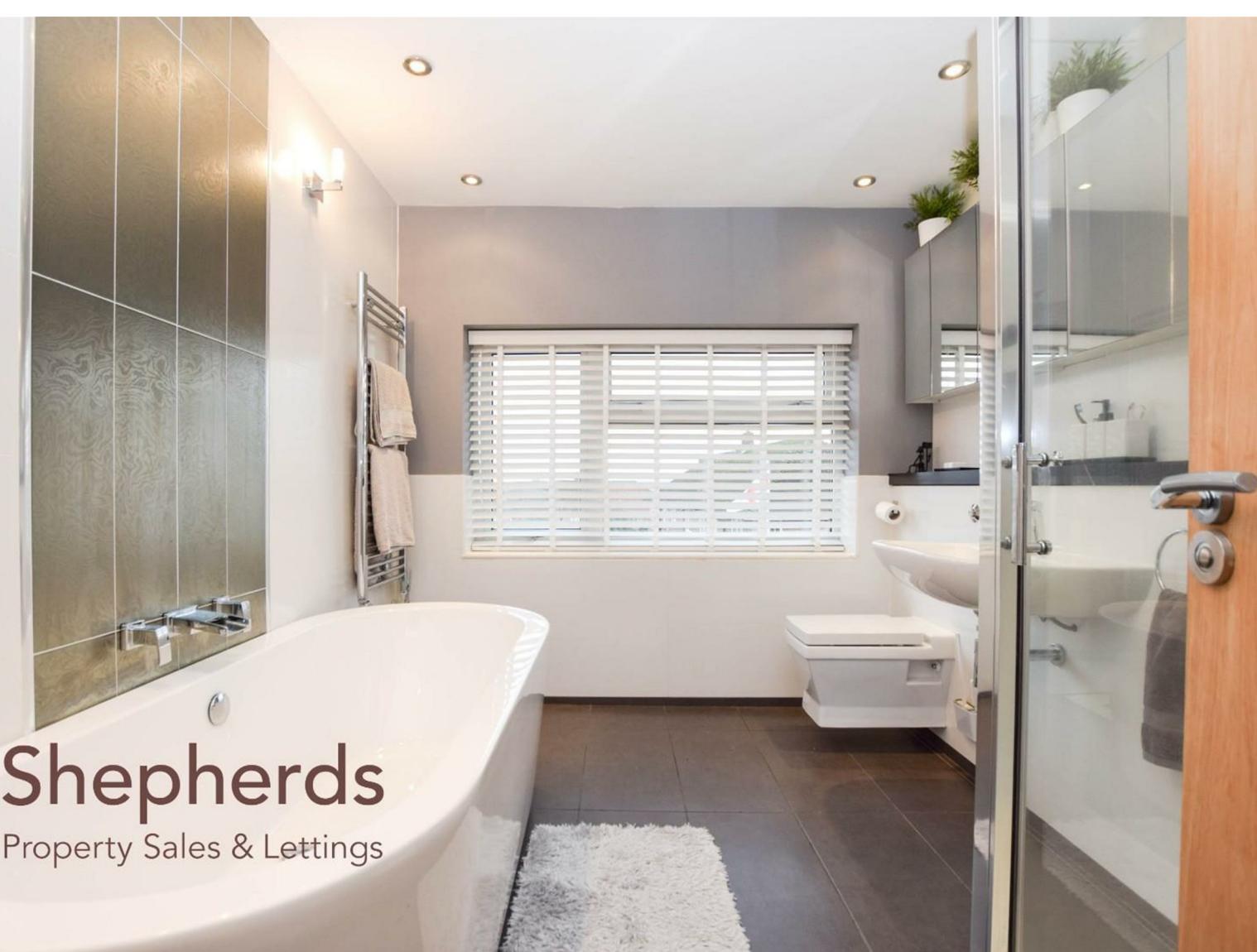
Shepherds are delighted to present this extended four bedroom semi-detached home, offering generous and well-balanced accommodation throughout, ideally positioned within the ever-popular West Cheshunt area. The ground floor provides excellent versatility and comprises an entrance lobby, spacious living room, kitchen, dining room, morning room, utility room, downstairs W/C and internal access to the integral garage — creating a layout well suited to modern family living. To the first floor are four impressive bedrooms, two benefiting from en suite shower rooms, together with a family bath/shower room and a separate study. The principal bedroom is a particular highlight, featuring a modern and recently fitted en suite. Externally, the property boasts a large driveway providing ample off-street parking for several vehicles, complemented by an EV charging point. The rear garden offers a raised patio area, ideal for outdoor dining and entertaining. Conveniently located for highly regarded schooling, a variety of local amenities and excellent transport links, this is a fantastic opportunity to acquire a substantial family home within one of West Cheshunt's most desirable residential locations.



- Extended Four Bedroom Semi-Detached Home
- Spacious And Versatile Accommodation
- Family Bathroom And Separate Study
- EV Charging Point
- Close To Schools, Amenities And Transport Links
- Sought-After West Cheshunt Location
- Two Bedrooms With En Suites
- Driveway Providing Ample Parking And Integral Garage
- Rear Garden With Raised Patio

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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 Borough  
**Tax Band:** E



Front Door	Bath / Shower En Suite
Entrance Lobby	7'10 x 9'6
10'9 x 5'	Bedroom Two Suite
Living Room	11'9 x 11'5
21'5 x 12'6	En Suite
Kitchen	6'5 x 2'3
13'5 x 8'9	Bedroom Three
Dining Room	12'6 x 11'8
11'9 x 11'8	Bedroom Four
Morning Room	9'4 x 9'2
9'11 x 9'10	Bathroom
Lobby	9'2 x 5'5
W/C	Study
5'5 x 4'8	5'5 x 3'4
Utility Room	Outside
9'5 x 6'10	Front Driveway
Integral Garage	Rear Garden
22'4 x 18'10	Garden Shed
First Floor Landing	8' x 5'
Principle Bedroom Suite	
13'3 x 12'7	



# Bury Green Road, West 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.



## 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)

