



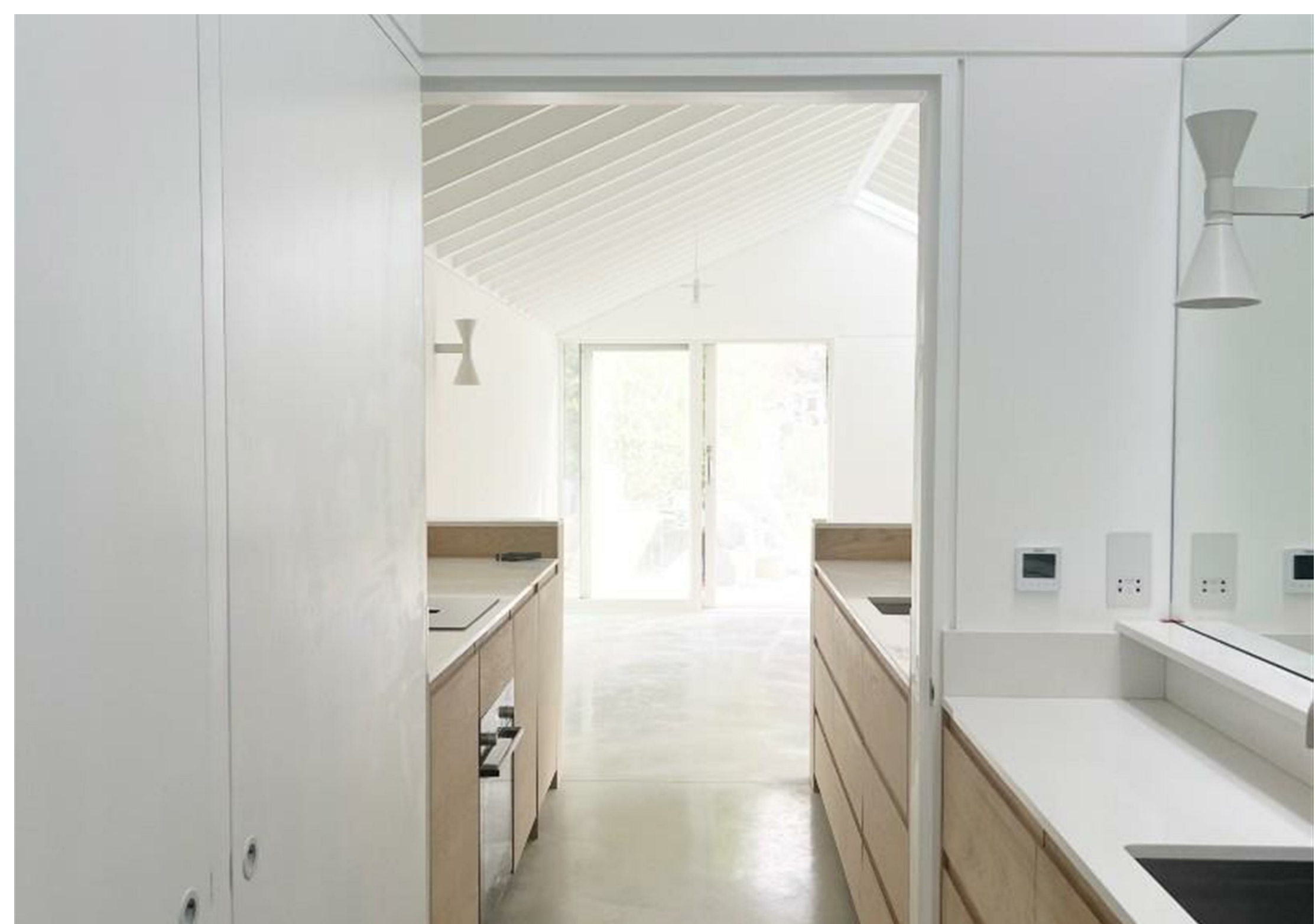
Shepherds
Property Sales & Lettings



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Churchfield Path | Cheshunt | EN8 9EG | £775,000





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Coming soon, exclusively with Shepherds Estate Agents..

Shepherds are delighted to bring to the market this truly fantastic home, boasting a wonderful and exciting plot, along with exceptional and versatile accommodation throughout, including a guest suite, cellar storage, and a substantial workshop/home office.

The ground floor is thoughtfully arranged to provide multiple reception areas, including a bright living room, family room, separate dining room, and a charming breakfast room adjoining the spacious fitted kitchen. A standout feature of the property is the recently constructed self-contained annexe, complete with its own bedroom suite, kitchen, en-suite shower room, and relaxation room, offering excellent flexibility for extended family, guests, or independent living. Upstairs, the main residence benefits from three well-proportioned bedrooms and a generous family bath/shower room. The property also includes a useful cellar, providing additional storage space.

Externally, the home continues to impress with a substantial rear garden extending to over 100ft in length, a detached brick-built garden store, and a substantial workshop/home office, perfectly suited for business use, hobbies, or studio space. There is also excellent scope for further extension, subject to the necessary permissions. Situated in a sought-after area of Cheshunt, the property enjoys convenient access to local amenities, reputable schools, transport links, and green open spaces, making it an ideal choice for growing families and commuters alike.

- Exceptional & Versatile Home
- Self-Contained Luxury Annexe
- Multiple Reception Rooms
- Stunning Kitchen & Breakfast Space
- Generous Double Bedrooms
- Stylish Family Bath / Shower Room
- Spacious Cellar Storage
- Useful Detached Workshop / Home Office
- Circa 100ft In Length Mature Rear Garden



Entrance Porch

Lobby

Family Room

13'2 x 10'2

Dining Room

10'2 x 7'2

Kitchen

18' x 9'9 (max)

Breakfast Room

13'8 x 7'5

Shower Room

Living Room

13'4 x 10'4

Office

9'7 x 6'7

Self Contained Annexe

Annexe Bedroom Suite

15'7 x 14'3

Annexe Kitchen

8'8 x 6'11

Annexe En Suite

9'7 x 4'10

S/R (Shower)

W/C

C/D (Cupboard)

External Access

Cellar Access

Cellar

13'9 x 12'9 (max)

First Floor Landing

Bedroom One

13'5 x 10'5

Bedroom Two

13'5 x 10'5

Bedroom Three

21'4 x 6'7

Bath / Shower Room

12'11 x 7'4

Outside

Off Street Parking

Circa 100ft Plus In Length Rear Garden

Brick Built Store

6'9 x 6'9

Workshop / Home Office

21'5 x 9'4

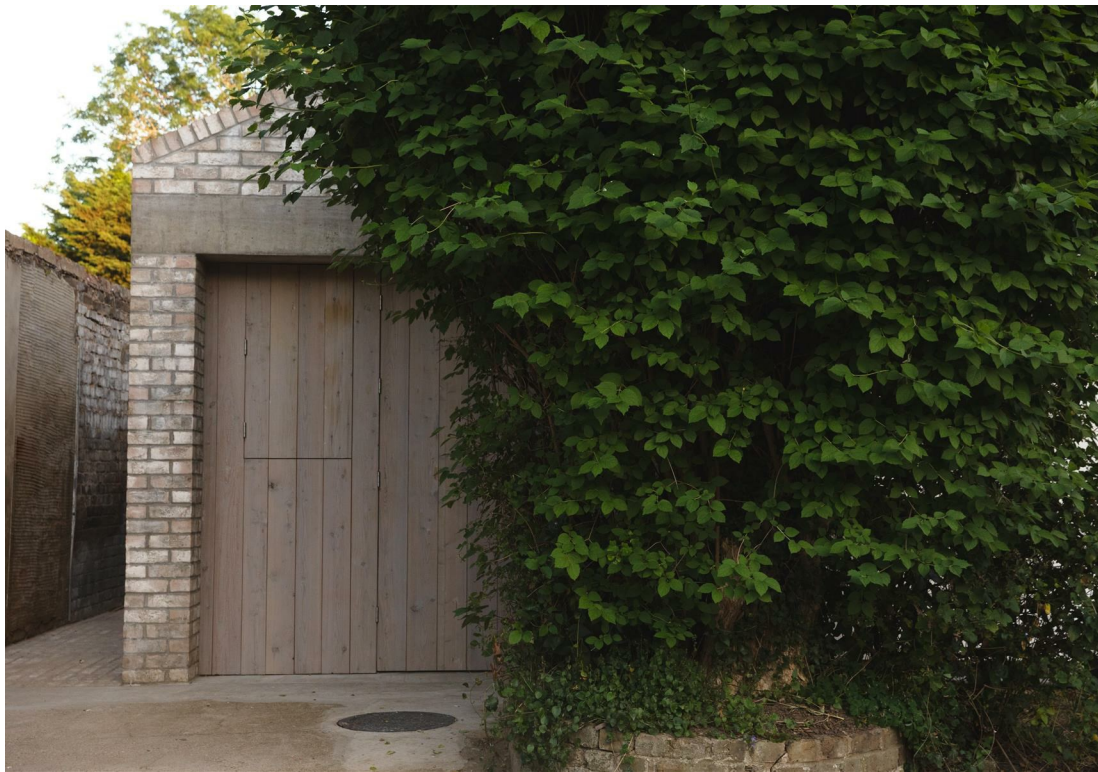
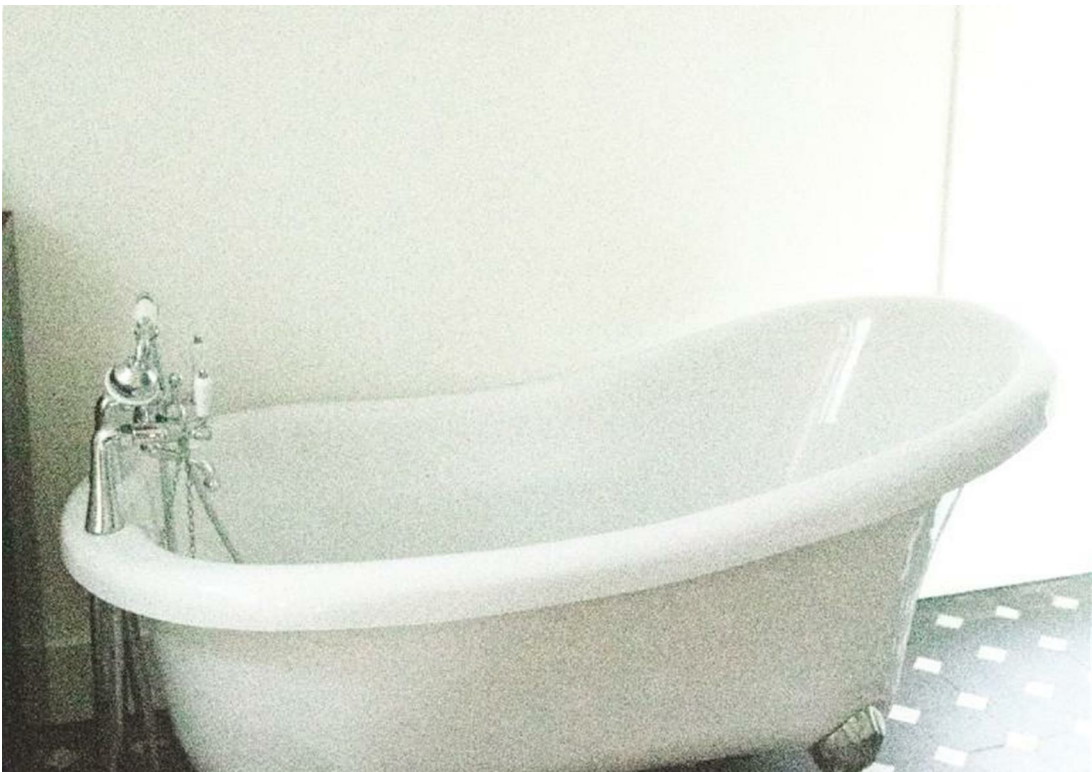
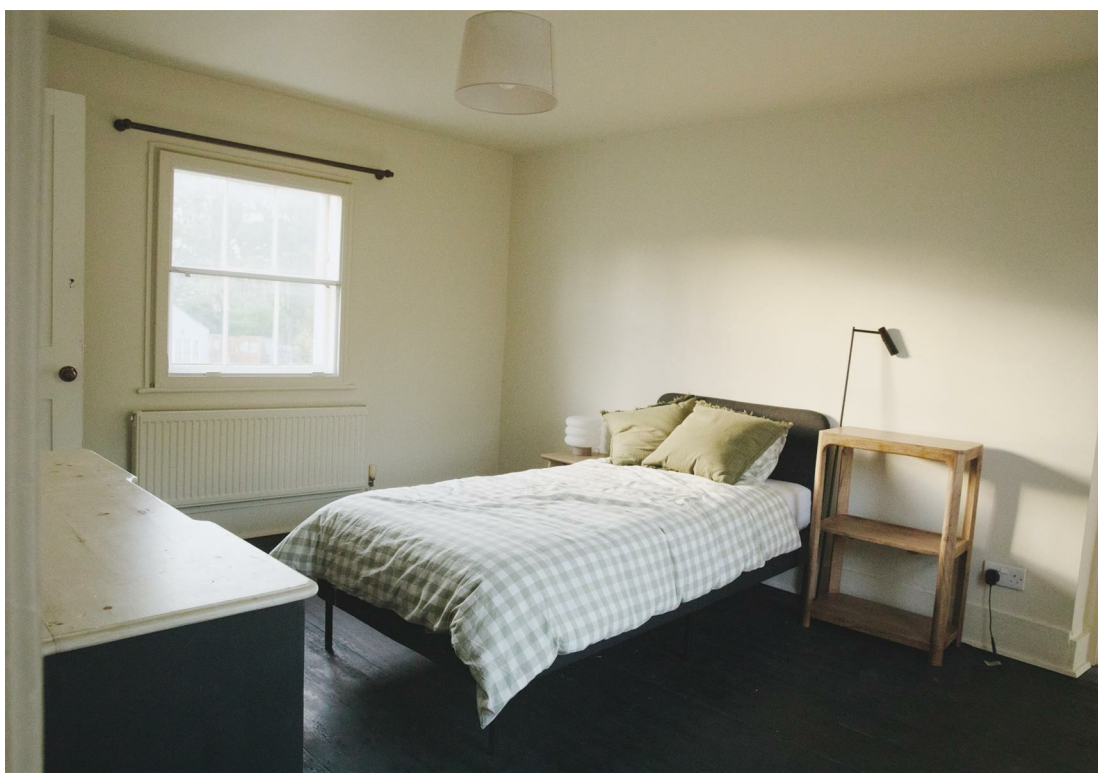
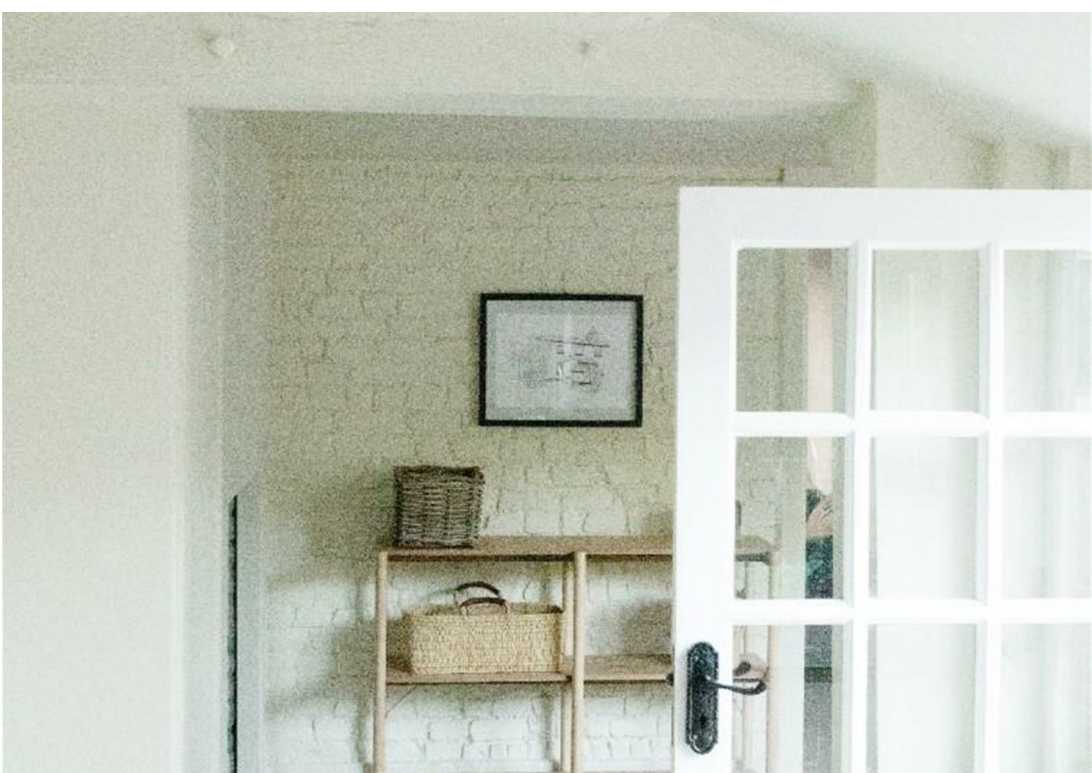


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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F

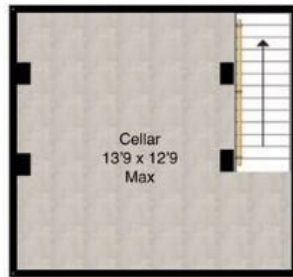


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