



Shepherds
Property Sales & Lettings

Sycamore Close | West Cheshunt | EN7 6BF | Guide Price £700,000



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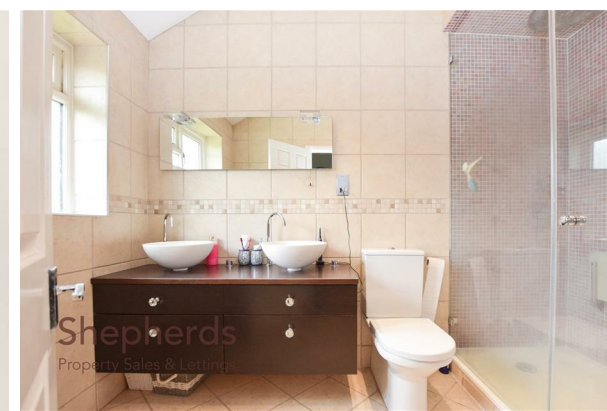
GUIDE PRICE £700,000 - £730,000 - Shepherds Estate Agents are delighted to present this beautifully extended and impeccably maintained four-bedroom family home, tucked away within a quiet cul-de-sac on the highly sought-after west side of Cheshunt.

The ground floor offers a welcoming entrance lobby, leading into a bright and spacious open-plan living and dining area with patio doors opening onto a beautifully landscaped west-facing garden, ideal for entertaining and outdoor living. A stylish contemporary kitchen/breakfast room, ground-floor WC and partly converted garage, currently arranged as a home gym, provide excellent versatility for modern family life. Upstairs, the property boasts four generously sized bedrooms, including an impressive principal suite featuring a dressing area and luxurious en-suite with steam shower. A modern family bathroom serves the remaining bedrooms. Conveniently positioned close to Brookfield Farm Shopping Centre, highly regarded local schools and excellent transport links, this exceptional home combines comfort, style and practicality in a prime residential location.

- Extended Four-Bedroom Family Home
 - Landscaped West-Facing Garden
 - Part-Converted Garage/Home Gym
- Quiet West Cheshunt Cul-De-Sac
 - Principal Suite With Dressing Area & En-Suite
 - Ground-Floor WC
- Open-Plan Living/Dining Room
 - Modern Kitchen/Breakfast Room
 - Close To Schools & Transport Links



Front Door	Bedroom Two
Entrance Lobby	12'7 x 8'11
W/C	Bedroom Three
Living Room	9'3 x 9'
max 24'5 x 15'7 (including dining room)	Bedroom Four
Dining Room	9'6 x 6'5
max 24'5 x 15'7 (including living room)	Bathroom
Kitchen / Breakfast Room	6'4 x 6'
22'11 x 8'7	Front Driveay
First Floor Landing	Covered Garage Porch
Principle Bedroom Suite	Garage / Gymnasium
17'9 x 16'10	17'4 x 9'2
Dressing Area	West Facing Rear Garden
En Suite	
9'10 x 6'7	



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.

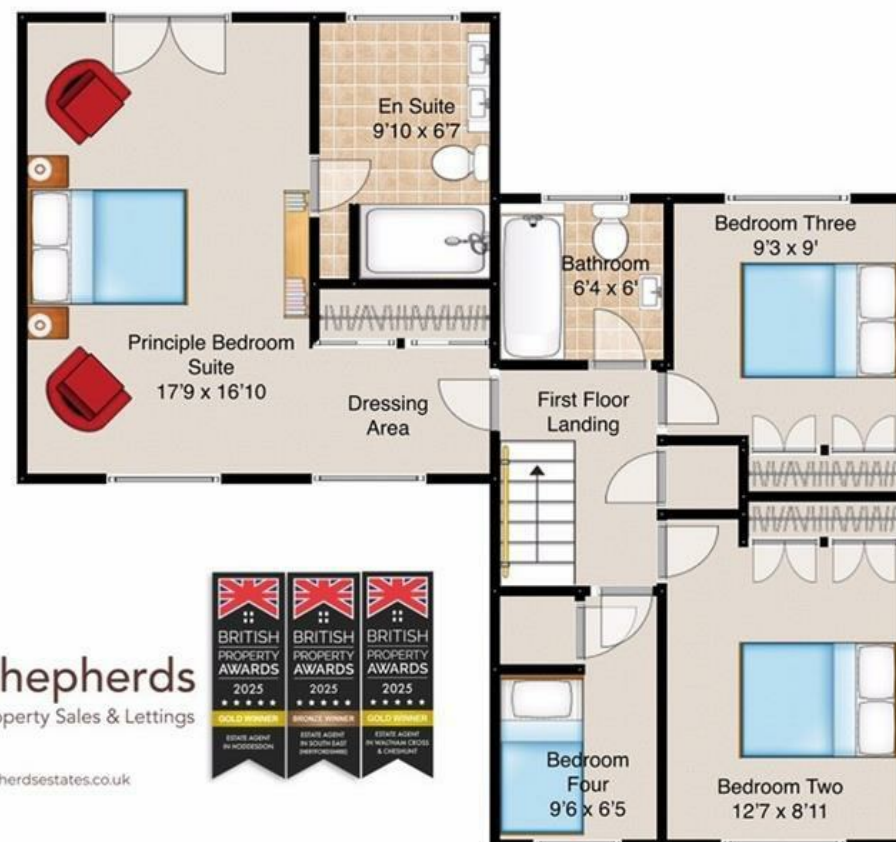
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  2
  2
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Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
E



Sycamore Close, West Cheshunt, EN7



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This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents.



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