



**Shepherds**

Property Sales & Lettings

Helens Gate | Cheshunt | EN8 0SQ | Offers In Excess Of £399,995







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# Helens Gate | Cheshunt | EN8 0SQ

Shepherds Estate Agents are delighted to present this immaculate two-bedroom cluster house, situated within one of the area’s most sought-after developments. The property has been fully refurbished throughout, featuring a bright open-plan lounge and a modern kitchen diner, two double bedrooms and a stylish bathroom. Outside, the property benefits from a private side garden, storage and a front driveway for two vehicles. The property is conveniently located, within easy reach of transport links, amenities and schooling.

- Immaculate Two-Bedroom Home
- Sought-After Development
- Open-Plan Lounge/Kitchen
- Modern Fitted Kitchen
- Two Double Bedrooms
- Contemporary Bathroom
- Private Side Garden
- Off-Street Parking
- Popular Location



Porch Door	Bedroom Two
Porch	8'9 x 6'7
Front Door	Bathroom
Open Plan Lounge	7'1 x 5'5
18'9 x 12'10	Outside
Kitchen Diner	Front Driveway
C/D	Private Side Garden
First Floor Landing	Outdoor Storage
Bedroom One	
10' x 9'11	
W/D	



**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 :**  
**Council:**  
**Tax Band:**

**Freehold**  
**Broxbourne Borough**  
**C**

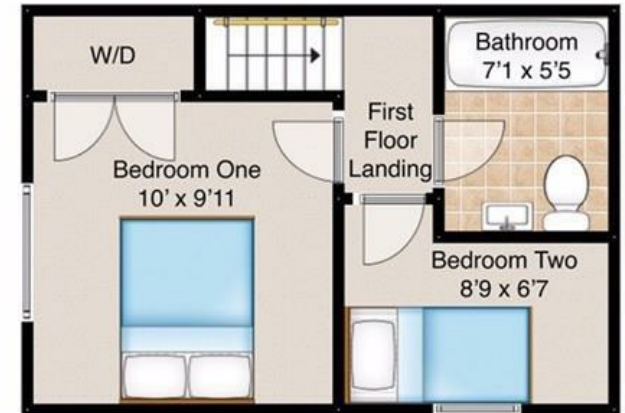
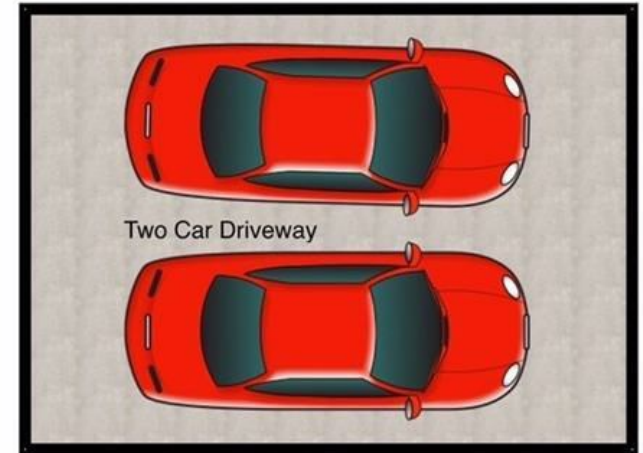




# Helens Gate, Cheshunt, Hertfordshire



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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.





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## 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)

**FINE & COUNTRY**

