



**Shepherds**  
Property Sales & Lettings

Holbeck Lane | Cheshunt | EN7 6QH | £685,000



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Shepherds are pleased to bring to the market, this beautifully presented 4-bedroom home offering an abundance of space and potential, making it the perfect family home. Located in the highly sought-after area of West Cheshunt, this property is close to well regarded schooling, excellent transport links, and local amenities. The ground floor includes a spacious living room, ideal for both relaxation and entertaining, which flows through to the dining room which provides the perfect area for family meals. The kitchen, complete with underfloor heating, offers a practical and stylish cooking space. Additionally, the ground floor features a utility room, W/C, and a versatile reception room or fourth bedroom – perfect for those who need extra space. Upstairs, you'll find three generously sized double bedrooms, including a principle bedroom with an en-suite bathroom for added convenience. A modern family bathroom serves the other two bedrooms, and a dressing room/office creates even more flexibility to meet your needs. To the front of the property, a spacious driveway provides ample parking for multiple vehicles. The rear garden is south-facing, boasting plenty of natural light and a fantastic area for outdoor entertaining. A versatile studio and garden shed provide additional storage or workspaces. This home combines modern comforts with further potential, making it a must-see. Don't miss out on the chance to view this exceptional property.

- Stunning Four Bedroom Home With Further Potential
- Spacious Living Room & Dining Room
- Modern Kitchen With Underfloor Heating
- Utility Room & Ground Floor W/C
- Three Double Bedrooms On First Floor
- Dressing Room / Office
- Underfloor Heating To En Suite & Bathroom
- South-Facing Rear Garden
- Versatile Studio & Garden Shed



- Porch Door
- Entrance Porch
- Front Door
- Entrance Hall
- Living Room  
20'11 x 13'4
- Kitchen  
12'10 x 10'4
- Dining Room  
10'11 x 10'1
- Bedroom Four / Reception Room  
8'6 x 7'
- Utility Room  
7' x 5'8
- W/C
- First Floor Landing
- Principle Bedroom Suite  
14'9 x 12'10
- Bedroom Two  
13' x 10'
- Bedroom Three  
13'1 x 11'6
- Dressing Room / Office  
9'10 x 5'10
- En Suite
- Bathroom Suite  
10'9 x 8'6
- Outside
- Front Driveway
- South Facing Rear Garden
- Studio  
9'10 x 7'10
- Garden Shed  
9'10- x 7'10



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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E

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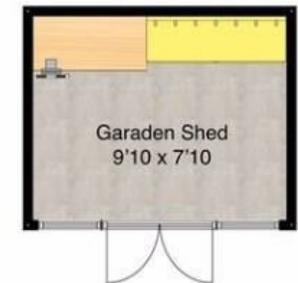


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# Holbeck Lane, West Cheshunt, EN7



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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)

### **HODDESODN**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

