



**Shepherds**  
Property Sales & Lettings

Bullwell Crescent | Cheshunt | EN8 9HG | £525,000









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# Bullwell Crescent | Cheshunt | EN8 9HG

Shepherds are pleased to offer this four bedroom semi detached home, in a sought-after area of Cheshunt, this spacious property offers flexible accommodation for modern family life. The ground floor comprises of an entrance porch, living room, kitchen diner, conservatory and a w/c. On the first floor, you'll find three well-sized bedrooms and a family bathroom, while the loft room / bedroom four provides a versatile space. Outside, the property benefits from a south facing rear garden, a garage with rear access, and a front driveway with ample parking. Located just a short walk from Cheshunt Train Station, highly regarded schooling and a range of amenities, including Brookfield Farm Shopping Centre.

- Four-Bedroom Semi-Detached Home
  - Kitchen Diner & Separate Living Room
  - Driveway With Ample Parking
- Spacious And Versatile Accommodation
  - Family Bathroom
  - Garage With Rear Access
- Ground Floor W/C
  - South Facing Rear Garden
  - Close To Cheshunt Station, Schools, And Shops



Porch Door	Bedroom Two
Porch Lobby	10'8 x 10'7
W/C	Bedroom Three
Entrance Hall	10'9 x 8'1
Living Room	Bathroom
15'6 x 11'7	7'5 x 7'
Kitchen Diner	Second Floor
18' x 7'10	Bedroom Four
Conservatory	16'5 x 11'9
15'10 x 8'	Outside
First Floor Landing	Front Driveway
Bedroom One	South Facing Rear Garden
13'7 x 10'7	Garage With Rear Access
	22' x 9'11



**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.

 4
  1
  2
  C

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

**Freehold**  
**Broxbourne Borough**  
**D**

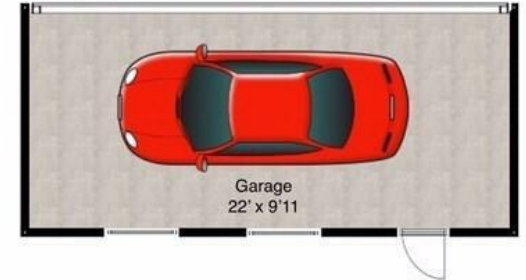




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## Bullwell Crescent, Cheshunt, Hertfordshire



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**

