



Shepherds
Property Sales & Lettings



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



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



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
E

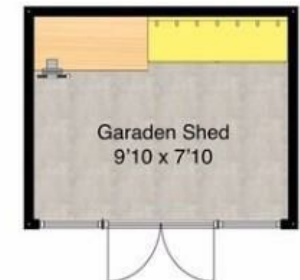




Holbeck Lane, West Cheshunt, EN7



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