



Shepherds

Property Sales & Lettings

Benedictine Gate | Cheshunt | EN8 0XB | £489,950



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Shepherds are pleased to market this delightful three-bedroom linked detached home nestled in a sought-after residential area. When through the entrance porch you step inside to a generous living room that offers a warm and inviting space for relaxation and entertaining. The recently modernised kitchen diner is a true highlight, featuring contemporary finishes and ample room for family meals. Adjacent to the kitchen, the bright conservatory provides a fantastic space to enjoy the garden and natural light throughout the year. A convenient ground floor w/c adds to the practicality of this well-designed home. On the first floor, you'll find three bedrooms and a bathroom. The property boasts a front driveway with plenty of parking, while the rear garden offers space for relaxation and for children to play or for hosting summer gatherings. Ideally situated near excellent schools, convenient transport links, and the vibrant Brookfield Farm Shopping Centre, this home provides easy access to all your daily needs while being part of a friendly community.

This linked detached home is a fantastic opportunity for those seeking both space and convenience. TO BE SOLD CHAIN FREE.

- Three Bedroom Link Detached Home
  - Bright Conservatory That Connects To The Rear Garden
  - Front Driveway Offering Ample Parking Space
- Spacious And Inviting Living Room Ideal For Relaxation And Entertaining
  - Convenient Ground Floor W/C For Added Practicality
- Recently Modernised Kitchen Diner With Contemporary Finishes
  - First Floor Bathroom



Front Door	Bedroom One
Entrance Porch	13'10 x 12'5
Living Room	Bedroom Two
23'8 x 15'6	9'5 x 8'8
Kitchen Diner	Bedroom Three
22'5 x 12'9	7'4 x 5'11
Conservatory	Bathroom
9'5 x 8'10	5'10 x 5'5
W/C	Outdoor
First Floor Landing	Front Driveway
	Rear Garden



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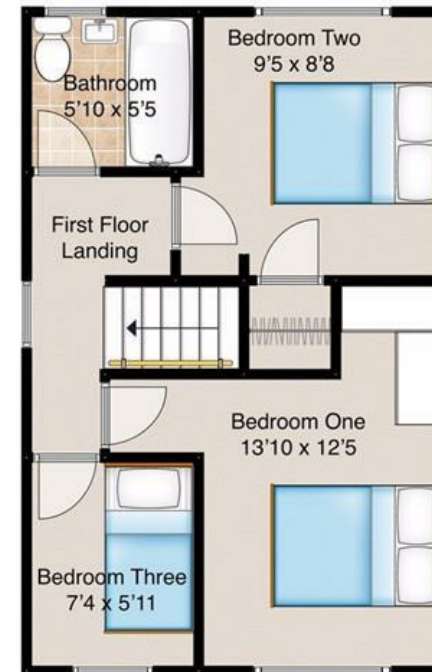
**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E



# Benedictine 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**

