



Shepherds
Property Sales & Lettings

Meux Close | West Cheshunt | EN7 5DQ | £650,000





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CHAIN FREE ! Shepherds are pleased to market this four-bedroom detached house, offering a wonderful balance of living and entertaining space throughout. The extended ground floor includes a bright and welcoming living room, a separate dining area ideal for family meals or entertaining, and a well-fitted kitchen with plenty of storage. An office, a convenient cloakroom and access to the integral garage, partly utilised as a utility area completes the ground floor. On the first floor, there are four comfortable bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Outside, the property enjoys a west-facing rear garden, to the front, a garage and driveway provide useful off-road parking. The property is situated within the ever popular West Cheshunt, located close to highly regarded schooling and transport links. An array of amenities are also easily accessible.

- Spacious Four-Bedroom Detached Family Home
 - Dedicated Office
 - Family Bathroom
- Bright Living Room And Separate Dining Area
 - Ground Floor Cloakroom (W/C)
 - West-Facing Garden Ideal For Entertaining
- Well-Fitted Kitchen
 - Principal Bedroom With En-Suite
 - Garage And Driveway Parking



Front Door	En Suite
Entrance Hall	Bedroom Two
Living Room	17'5 x 8'1
22'7 x 13'11	Bedroom Three
Dining Area	10'11 x 10'6
8'11 x 7'10	Bedroom Four
Kitchen	11'3 x 7'5
15'7 x 7'10	Bathroom
Office	11'3 x 8'2
13'4 x 7'7	Outside
W/C	West Facing Rear Garden
First Floor Landing	Driveway
Principle Bedroom	Garage
15'7 x 10'11	17'9 x 8'1



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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 : Freehold
Council: Broxbourne Borough
Tax Band: F

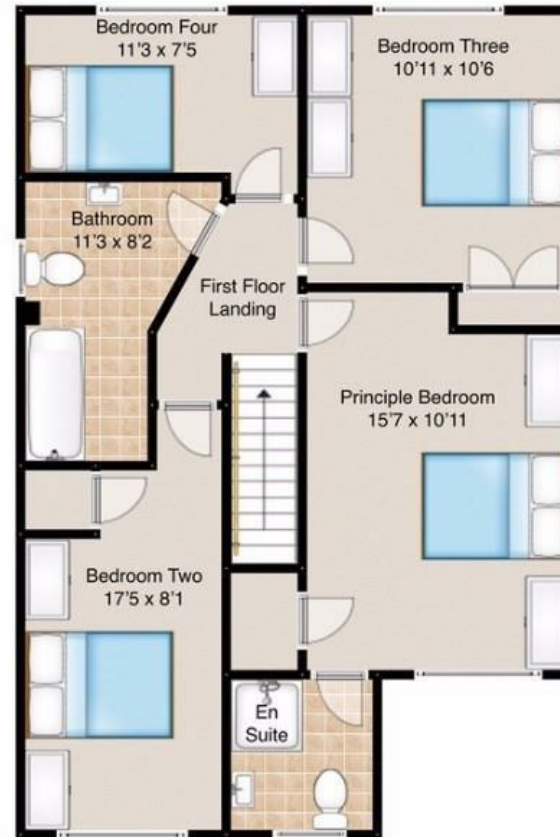




Meux Close, West Cheshunt, Hertfordshire



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**BRITISH
PROPERTY
AWARDS**

2025



GOLD WINNER

**ESTATE AGENT
IN WALTHAM CROSS
& CHESHUNT**

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