



**Shepherds**  
Property Sales & Lettings

Beltona Gardens | Cheshunt | EN8 0PA | £669,950



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Shepherds are delighted to market this exceptional 5/6 bedroom family home, boasting ample living accommodation and finished to a fantastic standard throughout. The property has been extended and meticulously re-designed by the current owners to suit modern living. The ground floor includes an entrance porch and hall, living room, a spacious kitchen breakfast / dining room, office / bedroom six and a shower room. The first floor has the luxury of four double bedrooms and a bathroom, while bedroom one is located on the second floor and has the further potential for an en suite (stpp). Outside, there is a front paved garden as well as a lengthy rear garden providing great entertainment space with the 'outside bar' and hot tub area. There is also a garage with the potential of rear vehicular access if required. The property is ideally situated with the redeveloped Brookfield Farm Shopping Centre within easy reach, as well as multiple transport links and popular schooling near by.

- An Exceptional 5/6 Bedroom Family Home
- Extended & Meticulously Re-Designed
- Spacious Kitchen Breakfast / Dining Room
- Shower Room & Bathroom
- Five Double Bedrooms
- Lengthy Rear Garden
- Entertainment Area With Outside Bar & Hot Tub
- Garage With Option Of Rear Vehicular Access
- Brookfield Farm Shopping Centre, Transport Links & Schooling Near By



Front Door

Entrance Porch

Entrance Hall

Living Room

25'5 x 12'7

Kitchen Breakfast / Dining Room

27'8 x 18'5

Office / Bedroom Six

12'1 x 8'4

Shower Room

12'1 x 7'4

First Floor Landing

Bedroom Two

13'8 x 12'8

Bedroom Three

12'8 x 11'6

Bedroom Four

11'4 x 8'3

Bedroom Five

8'4 x 8'3

Bathroom

8'4 x 7'7

Second Floor Landing

Bedroom One

27'3 x 15'10 (max)

Outside

Front Paved Garden

Rear Garden

Outside Bar

9'11 x 7'8

Hot Tub

Garage

15'10 x 8'10



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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.

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



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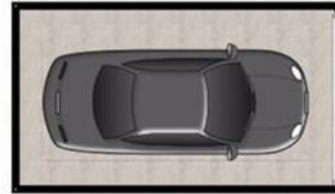


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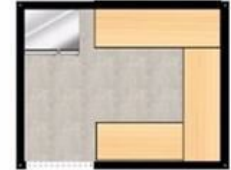
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Garage  
15'10 x 8'10



Hot Tub



Outdoor Bar  
9'11 x 7'8



Denotes Skylight \*

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**

