

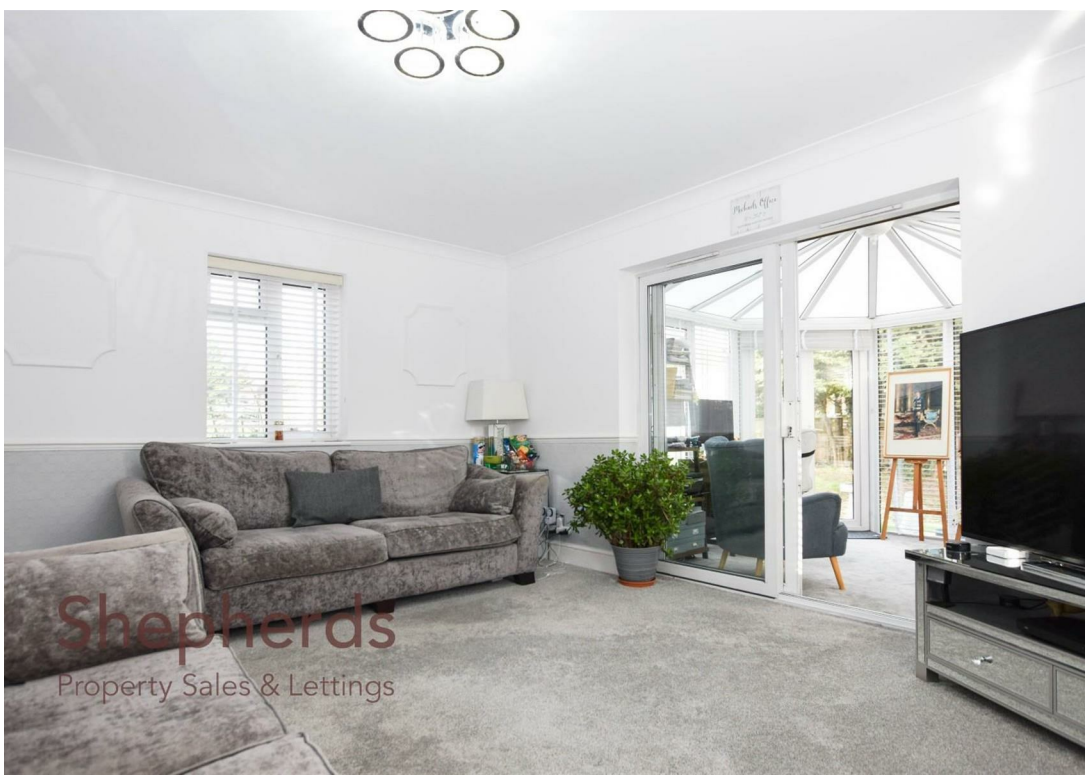


Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Southbrook Drive | Cheshunt | EN8 0QJ | £699,950





Shepherds
Property Sales & Lettings

Southbrook Drive | Cheshunt | EN8 0QJ

Nestled behind electric security gates, this three bedroom detached property offers an exciting opportunity, sitting on a generous plot, featuring a picturesque brook with a charming bridge. The expansive grounds, which extend beyond the brook, offer great potential (subject to the relevant planning consents). The ground floor includes a welcoming hallway, spacious lounge, garden room / office , a modern kitchen, dining room, and a cloakroom. Upstairs, you'll find three double bedrooms with bedroom one benefiting from its own en-suite bathroom, as well as a family bathroom. Outside, the property boasts plenty of off-street parking for multiple vehicles, there is an integral garage and beautifully landscaped gardens. The truly serene garden, is perfect for entertaining and relaxation, while the bridge over the brook adds an enchanting touch. With great potential for modest development (S.T.P.P.), this home offers exciting opportunities. Ideally situated being within walking distance of Brookfield Farm Shopping Centre, as well as an array of transport links and popular schooling all nearby. TO BE SOLD CHAIN FREE.

- Desirable West Cheshunt Location
 - To Be Sold Chain Free
 - Driveway Providing Ample Off-Street Parking & Integral Garage
- Picturesque Brook And Bridge
 - Three Double Bedrooms, Master With En-Suite
 - Development Potential (STPP)
- Generous Plot & Scope
 - Beautiful 'Wrap Around' Garden, Perfect For Entertaining
 - Close To Brookfield Centre, Transport Links & Schooling



Electric Security Gates

Front Door

Entrance Hall

Living Room
14'7 x 12'1

Garden Room / Office
10'6 x 9'7

Kitchen
9'11 x 8'8

Dining Room
12'5 x 11'11

W/C

First Floor Landing

Bedroom One
12'6 x 12'5

En Suite

Bedroom Two
14'5 x 10'3

Bedroom Three
14'7 x 10'2

Bathroom
8'9 x 5'9

Outside

Front Driveway

Front Garden

Rear Garden

Bridge

Plot Over Brook

Garage
16'9 x 8'8



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
F



Southbrook Drive, 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.



Shepherds
Property Sales & Lettings



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

