



Shepherds
Property Sales & Lettings



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Southbrook Drive | Cheshunt | EN8 0QJ | Offers In Excess Of £699,950





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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

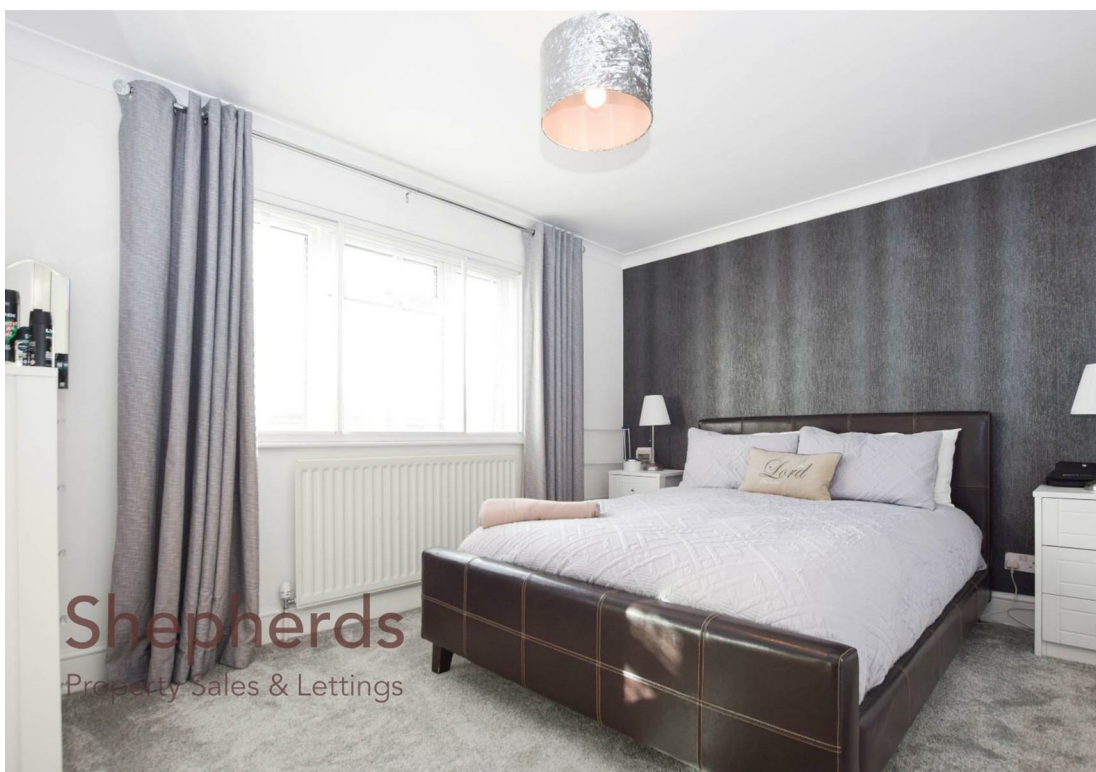
16'9 x 8'8



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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F



Southbrook Drive, Cheshunt, Hertfordshire



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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

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