



Shepherds
Property Sales & Lettings

Beltona Gardens | Cheshunt | EN8 0PA | Guide Price £650,000





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GUIDE PRICE £650,000 - £670,000 - 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
 - Shower Room & Bathroom
 - Entertainment Area With Outside Bar & Hot Tub
- Extended & Meticulously Re-Designed
 - Five Double Bedrooms
 - Garage With Option Of Rear Vehicular Access
- Spacious Kitchen Breakfast / Dining Room
 - Lengthy Rear Garden
 - Brookfield Farm Shopping Centre, Transport Links & Schooling Near By



| | |
|---------------------------------|----------------------|
| Front Door | Bedroom Four |
| Entrance Porch | 11'4 x 8'3 |
| Entrance Hall | Bedroom Five |
| Living Room | 8'4 x 8'3 |
| 25'5 x 12'7 | Bathroom |
| Kitchen Breakfast / Dining Room | 8'4 x 7'7 |
| 27'8 x 18'5 | Second Floor Landing |
| Office / Bedroom Six | Bedroom One |
| 12'1 x 8'4 | 27'3 x 15'10 (max) |
| Shower Room | Outside |
| 12'1 x 7'4 | Front Paved Garden |
| First Floor Landing | Rear Garden |
| Bedroom Two | Outside Bar |
| 13'8 x 12'8 | 9'11 x 7'8 |
| Bedroom Three | Hot Tub |
| 12'8 x 11'6 | Garage |
| | 15'10 x 8'10 |



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
D



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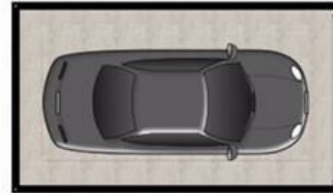


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Beltona Gardens, Cheshunt, EN8



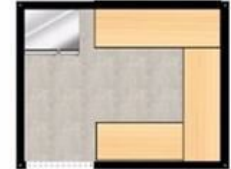
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Garage
15'10 x 8'10



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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FINE & COUNTRY

