

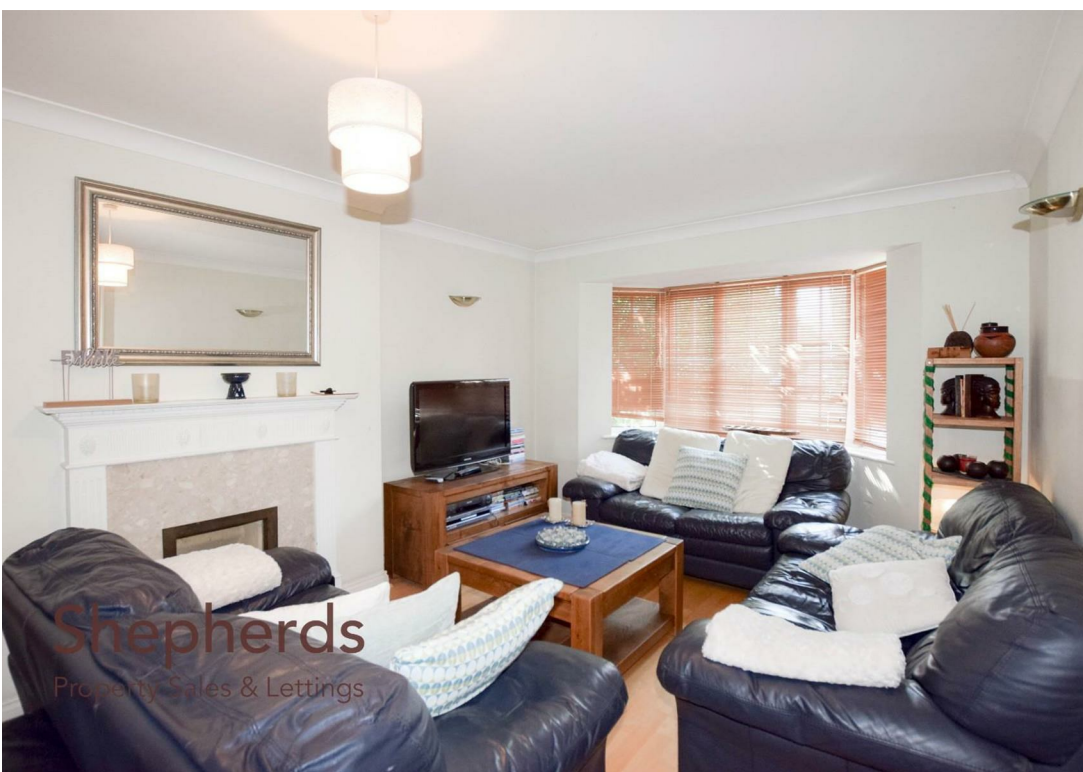


Shepherds
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Nutwood Gardens | West Cheshunt | EN7 6UP | £610,000



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A Chain Free four bedroom detached family home, situated in a premium cul de sac within West Cheshunt. The property has well proportioned rooms and excellent external features. On the ground floor there are three reception rooms consisting of a main living room with a bay window, a front study also with a bay window and a dining room with double doors opening onto the garden. . Next to the dining room is the kitchen breakfast room and utility. There is the potential to create a large kitchen diner at the back of the house subject to relevant permissions and confirmations. The property also has the added convenience of a downstairs cloakroom in the hallway. On the first floor there are four double bedrooms and a family bathroom. The main bedroom has the additional feature of a shower en suite. Outside, the property benefits from a detached garage and a side driveway for multiple vehicles. There are front and rear gardens. The location is very popular for schooling and commuting. The A10 & M25 are only a short drive away, if using public transport then Cuffley train station is easily reachable and provides a fast service to multiple destinations.

- Chain Free
 - Kitchen Breakfast Room
 - Utility Room
- Four Reception Rooms
 - Bedroom One With En Suite
 - Detached Garage
- Cul De Sac Location
 - WC
 - Schooling & Transport Options Close By



Front Door	Bedroom Two
Entrance Hall	13'7 x 11
Living Room	Bedroom Three
17'8 x 10'10	12' x 10'1
Dining Room	Bedroom Four
12'11 x 8'6	12' x 7
Kitchen Breakfast Room	Bathroom
14'2 x 12'11	8'6 x 5'7
Utility Room	External
8'8 x 4'11	Front Driveway
Study	Front Garden
7'4 x 6'7	Detached Garage
WC	16'11 x 9'6
First Floor Landing	Rear Garden
Bedroom One	
14'2 x 11	
En Suite	



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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.

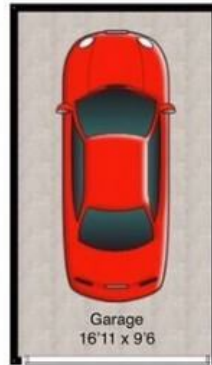


Tenure :
Council:
Tax Band:

Freehold
Broxbourne Council
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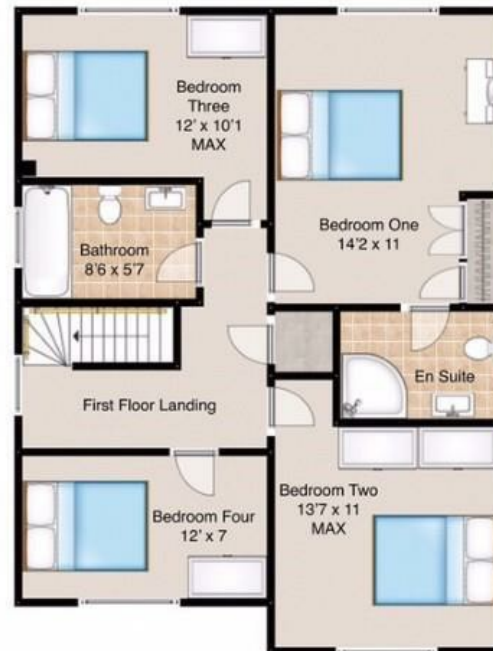
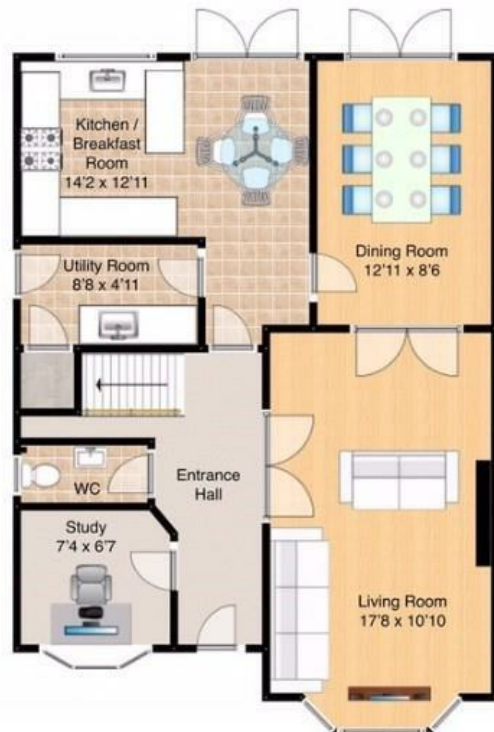




Nutwood Gardens, West Cheshunt, EN7



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**BRITISH
PROPERTY
AWARDS**

2025



GOLD WINNER

**ESTATE AGENT
IN WALTHAM CROSS
& CHESHUNT**

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

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

