



**Shepherds**

Property Sales & Lettings

The Poplars | West Cheshunt | EN7 6AR | £540,000





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The image shows a well-lit interior space. On the left, a bathroom is visible through an open doorway, featuring a white toilet, a sink, and a colorful abstract painting on the wall. In the center, a staircase with brown carpeting and a white handrail leads upwards. To the right, a white front door is open, revealing a green doormat and a view of a garden with greenery. The walls are painted in a light cream color, and the floor is covered in light-colored tiles. A small black security camera is mounted on the wall above the door.

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# The Poplars | West Cheshunt | EN7 6AR

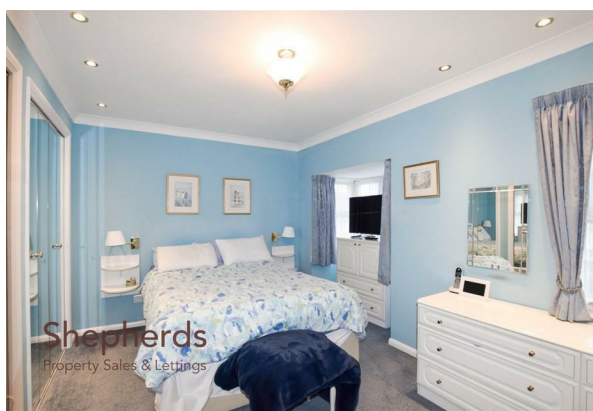
Shepherds are pleased to market this detached three-bedroom home nestled within The poplars. Once inside the property you are met with an entrance porch which follows through into the living room with double doors leading into the separate dining room offering a warm and inviting space for relaxation and entertaining. Next to the dining room you have a modernised kitchen and WC. On the first floor, you'll find three double bedrooms and a Shower room, with bedroom one benefitting from an en-suite and built in wardrobes whilst bedroom two also benefits from built in wardrobes. Externally the property boasts a front driveway, front and rear garden and an integral garage offering space for multiple vehicles and ample space for keen gardeners. Ideally situated near excellent schools, convenient transport links, and Brookfield Farm Shopping Centre, this home provides easy access to all your daily needs while being part of a friendly community. TO BE SOLD CHAIN FREE.

- Chain Free
  - En-Suite & Built In Wardrobe To Bedroom One
  - Integral Garage
- Detached Family Home
  - WC
  - Situated Near Excellent Schools & Convenient Transport Links
- Three Double Bedrooms
  - Front & Rear Garden
  - Brookfield Farm Shopping Centre Close By



Front Door	Built In Wardrobes
Entrance Porch	Bedroom Two
	12'2 x 11'
Living Room	Built In Wardrobes
18'10 x 12'1	
Dining Room	Bedroom Three
9'2 x 8'11	11'1 x 8'4
Kitchen	Shower Room
11'1 x 7'10	6'1 x 6'
WC	Integral Garage
Hallway	External
First Floor Landing	Front Driveway
Bedroom One	Front Garden
12'1 x 14'	Rear Garden
En Suite	
6'1 x 4'8	





**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.

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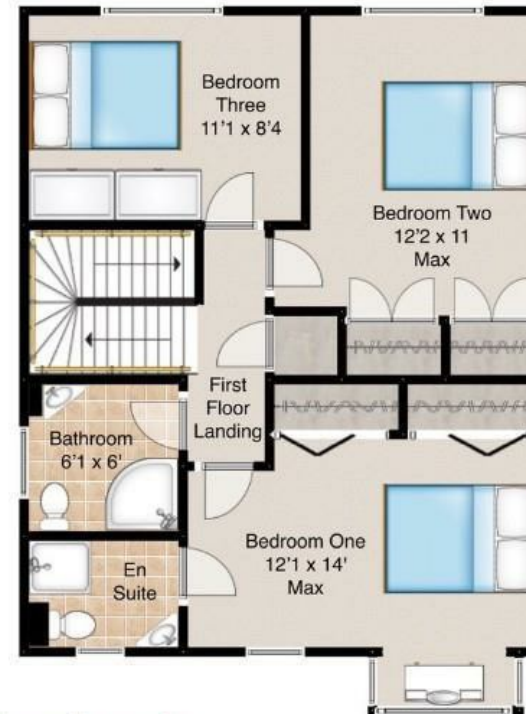
Tenure : Freehold  
Council: Broxbourne  
Tax Band: F







# The Poplars, West Cheshunt, EN7



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**

