



4  
Bedrooms

2  
Bathrooms



Detached | 4 bedrooms | 2 bathrooms | Off-street parking & garage |  
West-facing rear garden | Quiet cul-de-sac | Short distance to excellent  
local schools | Close to Brookfield Shopping Centre | Laurels  
Development...

Tucked away at the end of a peaceful cul-de-sac on the highly regarded Laurels development, this beautifully presented and substantial family home offers an exceptional blend of space, style and lifestyle convenience in the heart of West Cheshunt, close to Goffs Oak.

From the moment you arrive, the property makes a confident first impression with its attractive frontage, spacious driveway and integral garage. Internally, the home has been thoughtfully designed and enhanced to create a modern living environment, ideal for both everyday family life and entertaining.

The ground floor is anchored by a stunning open-plan reception and dining space, flooded with natural light and seamlessly connecting to the rear garden. Wide patio doors open onto a west-facing garden, perfectly positioned to enjoy afternoon and evening sun. The garden itself has been landscaped to an impressive standard, featuring tiered levels, low-maintenance finishes and a superb outdoor entertaining area, creating a private oasis rarely found in homes of this type.

The contemporary kitchen/diner is well-proportioned and fitted with quality cabinetry and worktops, offering ample storage and preparation space, with direct access to the garden, ideal for modern family living. A converted garage space has been transformed into a fully equipped home gym, adding flexibility and lifestyle appeal, while a ground-floor WC and cloakroom complete the accommodation on this level.

Upstairs, the first floor offers four well-proportioned bedrooms. One of these is currently arranged as a dedicated home office, providing an ideal solution for those working remotely while retaining the flexibility to revert to a bedroom if required. The principal bedroom enjoys fitted wardrobes and a luxurious en-suite featuring a steam room shower, creating a private, spa-like retreat. A modern family bathroom serves the remaining bedrooms.

Location is a key highlight. The property is well placed for everyday amenities, with Cheshunt and the popular Brookfield Shopping Centre close by. Excellent road links are easily accessible via the A10 and M25, providing direct routes into London to the south and Cambridge to the north. The University of Hertfordshire is approximately a 23-minute drive away, further enhancing the home's appeal.

Families will also appreciate the strong local schooling, including Fairfields Primary School and Nursery (Ofsted Good), approximately 0.7 miles away, Flamstead End School (Ofsted Outstanding), approximately 0.8 miles away, and Goffs Academy (Ofsted Good), approximately 1.2 miles away.

#### **Finer Details:**

Detached

4 Bedrooms

2 Bathrooms

Garage & Off-street parking

Freehold

Council Tax Band: E (£2,686 p/yr)

Borough: Broxbourne

#### **Services:**

Mains water

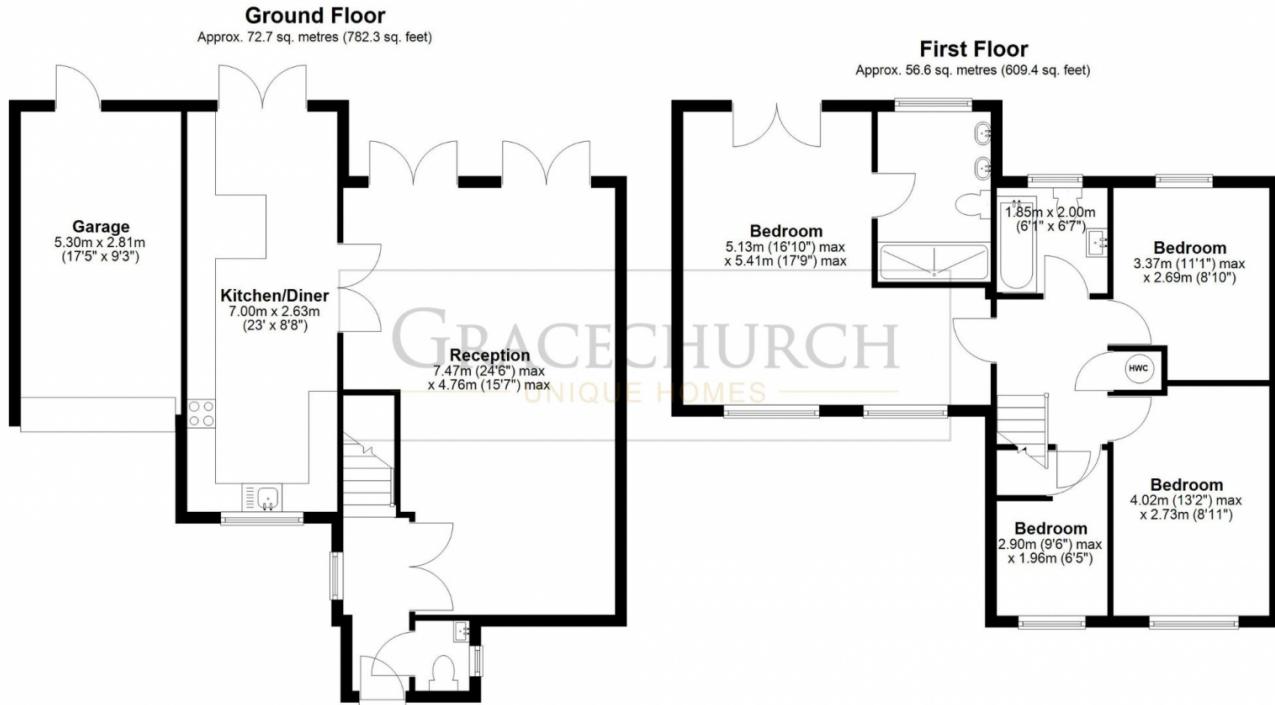
Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast: 10000 Mbps Download Speed (Ofcom)

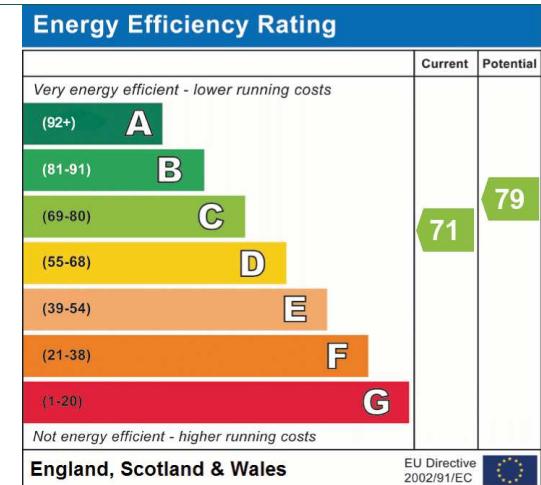
Mobile signal/coverage: Available for all networks (Ofcom)



Total area: approx. 129.3 sq. metres (1391.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Address: Cheshunt, EN7

