



**Shepherds**

Property Sales & Lettings

Priory Gate | Cheshunt | EN8 0SG | £535,000



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# Priory Gate | Cheshunt | EN8 0SG

Located in cul de sac position, Priory Gate is situated on the sought after Thomas Rochford Estate. This charming linked detached family home offers a perfect blend of comfort and modern living. The property boasts a well-thought-out layout, featuring through Lounge and dining room that provide ample space for relaxation and entertaining.

This well presented family home comprises of three bedrooms with an en suite cloakroom to the principle bedroom, an attractive and newly fitted fully tiled bath/ shower room, and the recently fitted Wren kitchen finished in quality high gloss white with integrated appliances included, this adds a contemporary touch, ensuring that the heart of the home is both stylish and functional.

Outside, the property benefits from a well stocked west-facing rear garden, perfect for enjoying the afternoon sun and hosting summer gatherings. Additionally, there is an attached garage to side and driveway offering parking for a further two vehicles providing convenience and ease for busy families.

There is extension potential to the rear, subject to the usual planning consents, double glazing and gas central heating, mains electricity, gas and mains drainage are connected.

Priory Gate is situated close to Lea valley Park, offering numerous lakeside and river walks, cycling and leisure facilities. Brookfield Farm shopping center is also within a short distance offering an excellent choice of well known brand shops and supermarkets.

\*\* Please note: as required by the estate agency act the vendor is an employee of Shepherds Estate Agency.

- Link Detached Home with Garage
- Three Bedrooms
- Wren Kitchen with appliances
- Lounge Dining room
- Ensuite cloakroom Bedroom One
- Front Driveway parking for 2 cars
- Private Rear Garden
- Prime sought after location
- Short walk to Lea Valley Park



- Front Door
- Entrance Hall
- Living Room  
15'5 x 12'2
- Dining Room  
10'8 x 8'2
- Kitchen  
10'8 x 7'
- First Floor Landing
- Bedroom One  
15'11 x 8'10
- En suite cloakroom
- Bedroom Two  
10'8 x 8'11
- Bedroom Three  
9'4 x 6'3
- Bathroom  
6'4 x 6'1
- External
- Front Driveway
- Garage  
16'7 x 8'2
- Rear Garden
- Front Garden



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**Tenure :** Freehold  
**Council:** Broxbourne  
**Tax Band:** E



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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)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
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