

Shepherds
Property Sales & Lettings

Cecil Road I Cheshunt I EN8 8TN I £595,000


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Shepherds Estate Agents are pleased to offer to the market this substantially extended four-bedroom family home, offering generous and versatile accommodation and presenting an excellent opportunity for larger families or those seeking flexible living arrangements.

The ground floor comprises a spacious living room with bay window, an impressive open-plan kitchen, dining and family room overlooking the rear garden, a cloakroom and separate shower room. There is also an additional office which benefits from its own side entrance and separate garden area, providing excellent potential for independent living. A particularly interesting feature of the property is the first-floor layout, with two bedrooms and a family bathroom accessed via the main house, whilst the remaining two bedrooms are accessed via a separate staircase on the other side of the property. The main house also benefits from a further loft room on the second floor. Externally, the property offers a generous rear garden with artificial lawn, patio areas and a modern detached garden studio, together with a separate utility room. To the front is a substantial block-paved driveway providing ample off-street parking.

Conveniently located within easy reach of local schools, shops, amenities and transport links, including two railway stations, this is an excellent opportunity to acquire a spacious family home with considerable versatility and future potential. Internal viewing is highly recommended.

- Substantially Extended Family Home
- Four Bedrooms
- Potential for Separate Dwellings (STPP)
- Spacious Living Room
- Open-Plan Kitchen / Dining / Family Room
- Office With Private Side Entrance
- Additional Second Floor Loft Room
- Generous Garden with Detached Studio
- Ample Parking & Excellent Location





Front Door

Entrance Hall

Living Room
21' x 11'1

Kitchen / Family / Dining Room
27'3 x 20'

W/C

First Floor Landing

Bedroom One
17'6 x 9'5

Bedroom Two
11'3 x 11'2

Bathroom
6'7 x 5'8

Second Floor

Loft Room
13'10 x 9'4

Outside

Side Entrance

Hall

Office
9'11 x 9'6

Shower Room
7'10 x 4'9

First Floor

Bedroom Three
11'5 x 9'5

Bedroom Four
11'5 x 9'5

External

Front Driveway

Rear Garden

Outbuilding / Studio
14'5 x 12'

Utility Room
8' x 4'8

Side Garden

Note

Note











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.

Agents Note: The owner of this property is related to a member of Shepherds Estate Agents Ltd

4 2 4

Tenure: Freehold
Council: Broxbourne Borough
Tax Band:


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Cecil Road, Cheshunt, Hertfordshire



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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

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