



Shepherds
Property Sales & Lettings

Perrysfield Road | Cheshunt | EN8 0TW | £489,995





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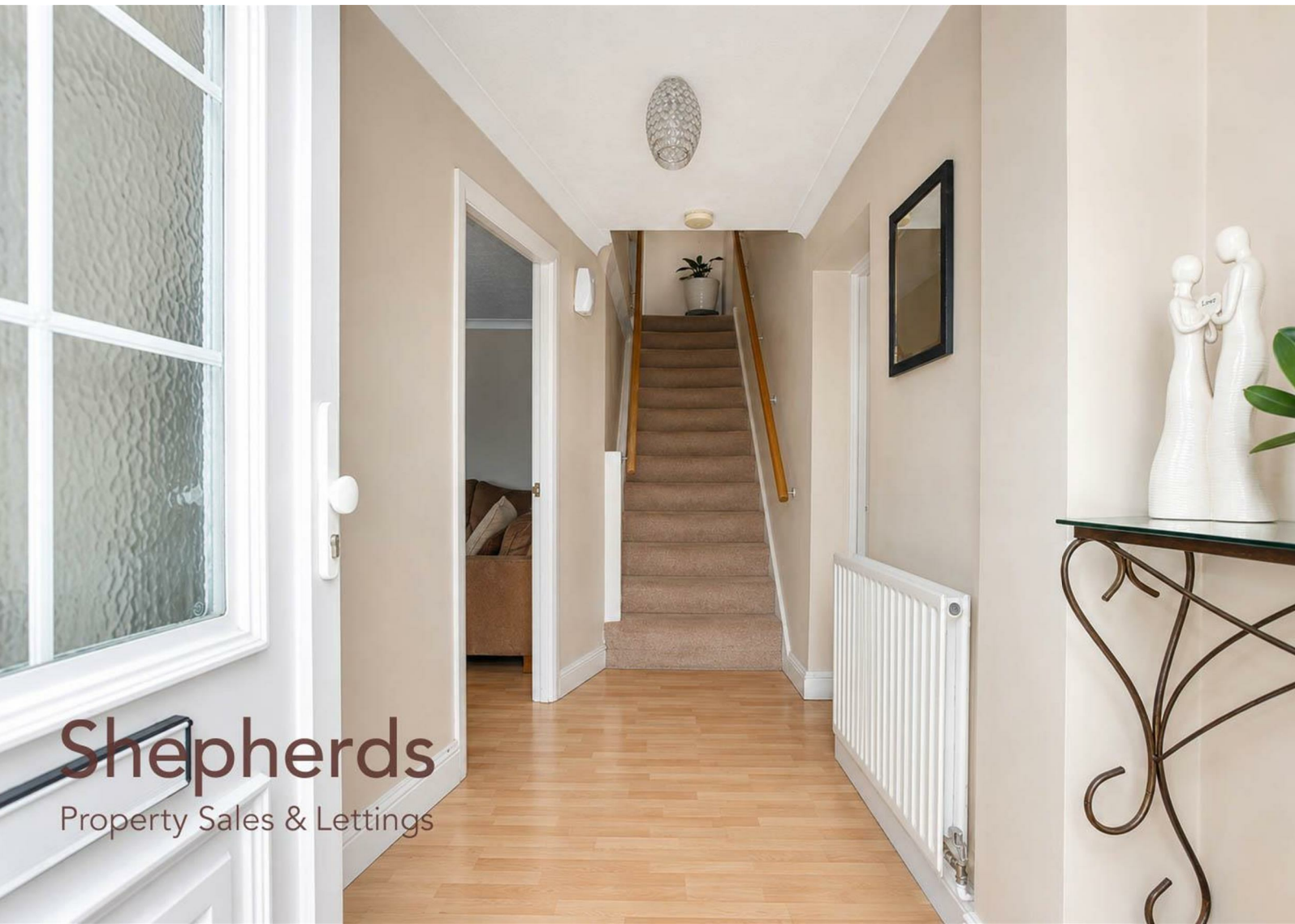
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Shepherds Estate Agents are pleased to present this extended four-bedroom semi-detached family home situated within on Cheshunt's most popular locations. The property offers generous and versatile accommodation, beginning with an entrance hall leading to a spacious living room, separate dining room and kitchen/breakfast room. A bright conservatory overlooks the rear garden, while the ground floor also benefits from a guest bedroom with its own en-suite bathroom—ideal for older children, visiting family or multi-generational living. Upstairs are three further bedrooms and the family bathroom. Externally, the property features a substantial block-paved driveway providing ample off-street parking, together with a good-sized south facing rear garden incorporating patio and lawned areas, a summer house and garden shed. The property is conveniently positioned for highly regarded local schools, amenities and transport connections.

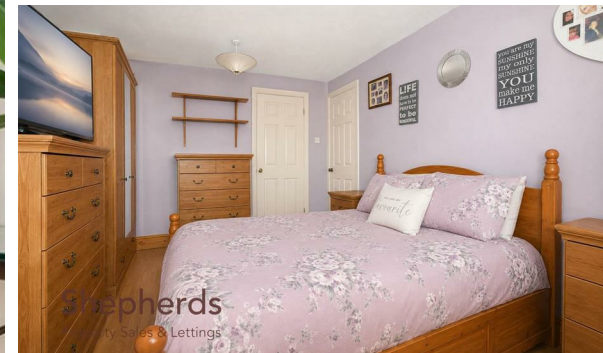
Note: Some photographs have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.



- Extended Four-Bedroom Semi-Detached Home
- Separate Dining Room
- Ground-Floor Guest Bedroom With En-Suite
- First-Floor Family Bathroom
- Popular & Desirable Location
- Generous & Versatile Accommodation
- Kitchen/Breakfast Room
- Three Bedrooms On First Floor
- Front Driveway & South Facing Rear Garden



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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 : Freehold
Council: Broxbourne Borough
Tax Band: E



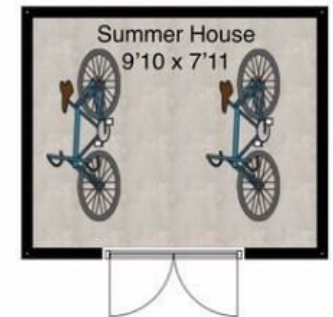
Front Door	Bedroom One
Entrance Hall	13'7 x 10'
Living Room	Bedroom Two
13'7 x 13'6	8'8 x 8'2
Kitchen Breakfast Room	Bedroom Three
13'9 x 10'4	10'5 x 6'7
Dining Room	Bathroom
10'4 x 9'	8' x 5'2
Conservatory	External
14'6 x 9'4	Front Driveway
Guest Bedroom	South Facing Rear Garden
12'6 x 7'	Summer House
En Suite	9'10 x 7'11
7' x 3'10	Garden Shed
	6' x 5'11

Perrysfield Road, Cheshunt, Hertfordshire



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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

