

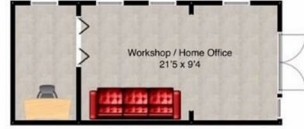
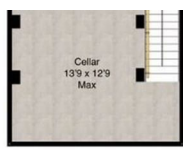


Shepherds
Property Sales & Lettings



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Churchfield Path | Cheshunt | EN8 9EG | £775,000





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Coming soon, exclusively with Shepherds Estate Agents..

Shepherds are delighted to bring to the market this truly fantastic home, boasting a wonderful and exciting plot, along with exceptional and versatile accommodation throughout, including a guest suite, cellar storage, and a substantial workshop/home office.

The ground floor is thoughtfully arranged to provide multiple reception areas, including a bright living room, family room, separate dining room, and a charming breakfast room adjoining the spacious fitted kitchen. A standout feature of the property is the recently constructed luxury guest suite, complete with its own bedroom suite, kitchen, en-suite shower room, and relaxation room, offering excellent flexibility for extended family, guests, or independent living. Upstairs, the main residence benefits from three well-proportioned bedrooms and a generous family bath/shower room. The property also includes a useful cellar, providing additional storage space.

Externally, the home continues to impress with a substantial rear garden extending to over 100ft in length, a detached brick-built garden store, and a substantial workshop/home office, perfectly suited for business use, hobbies, or studio space. There is also excellent scope for further extension, subject to the necessary permissions. Situated in a sought-after area of Cheshunt, the property enjoys convenient access to local amenities, reputable schools, transport links, and green open spaces, making it an ideal choice for growing families and commuters alike.

- Exceptional & Versatile Home
- Stunning Kitchen & Breakfast Space
- Spacious Cellar Storage
- Luxury Guest Suite
- Generous Double Bedrooms
- Useful Detached Workshop / Home Office
- Multiple Reception Rooms
- Stylish Family Bath / Shower Room
- Circa 100ft In Length Mature Rear Garden



Entrance Porch

Lobby

Family Room

13'2 x 10'2

Dining Room

10'2 x 7'2

Kitchen

18' x 9'9 (max)

Breakfast Room

13'8 x 7'5

Shower Room

Living Room

13'4 x 10'4

Office

9'7 x 6'7

Guest Suite

Guest Bedroom Suite

15'7 x 14'3

Guest Kitchen

8'8 x 6'11

Guest En Suite

9'7 x 4'10

S/R (Shower)

W/C

C/D (Cupboard)

External Access

Cellar Access

Cellar

13'9 x 12'9 (max)

First Floor Landing

Bedroom One

13'5 x 10'5

Bedroom Two

13'5 x 10'5

Bedroom Three

21'4 x 6'7

Bath / Shower Room

12'11 x 7'4

Outside

Off Street Parking

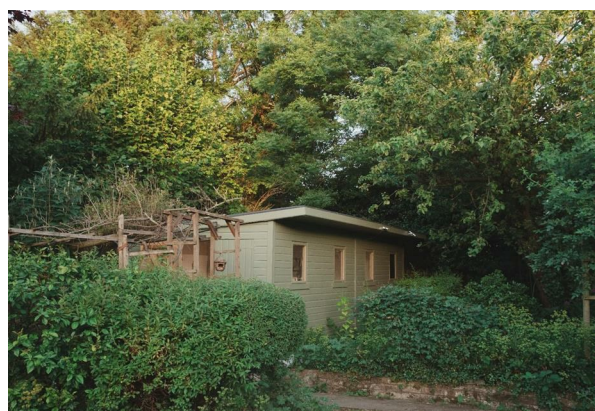
Circa 100ft Plus In Length Rear Garden

Brick Built Store

6'9 x 6'9

Workshop / Home Office

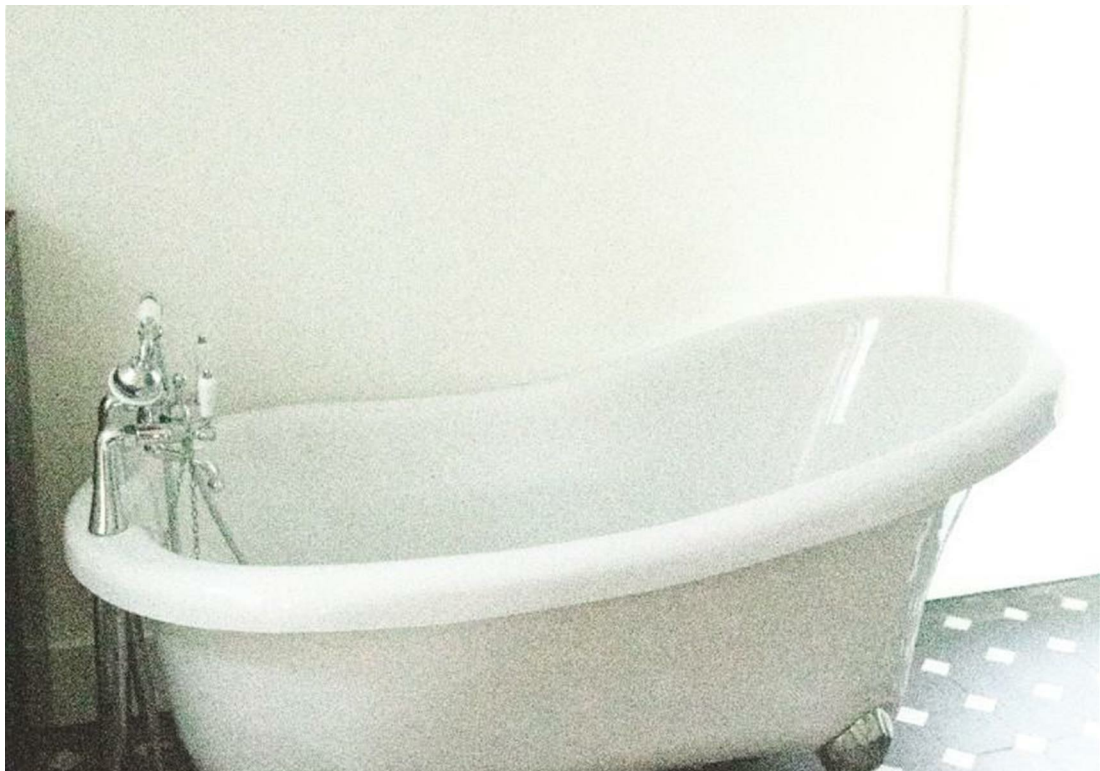
21'5 x 9'4



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 Borough
Tax Band: F

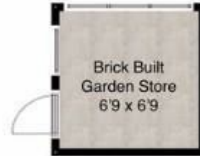
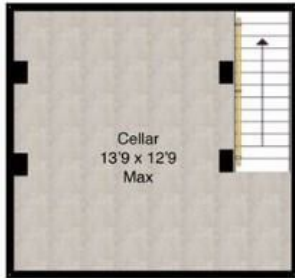


Churchfield Path, Cheshunt, Hertfordshire



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www.shepherdsstates.co.uk



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