



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Perrysfield Road | Cheshunt | EN8 0TE | £675,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Perrysfield Road | Cheshunt | EN8 0TE

Shepherds are pleased to present this spacious and extended four bedroom family home, ideally located within walking distance of Brookfield Farm Shopping Centre, popular schools, and excellent transport links. Offering generous and versatile accommodation throughout, this property is perfect for modern family living and an internal viewing is highly recommended. The ground floor comprises of a front porch, three open plan reception rooms which consist of a living room, breakfast area and morning room/ office. The standout area of the ground floor is the the 30 foot kitchen diner ideal for family gatherings. Further benefits include a useful WC. The first floor has four double bedrooms, with bedroom one and two benefiting from built in wardrobes whilst bedroom one has the added luxury of an En Suite. The remaining bedrooms are served by a family bathroom. Externally, the property offers a front driveway providing ample off-road parking and a rear garden with an outdoor BBQ area, providing a pleasant outdoor space for relaxing and entertaining. To Be Sold CHAIN FREE.

Note - Some photographs have been digitally enhanced using AI.

- Chain Free
 - 30 Foot Kitchen Diner
 - Rear Garden & Front Driveway
- Extended Four Bedroom Family Home
 - Morning Room / Office
 - Outdoor BBQ Area
- Four Reception Rooms
 - En Suite To Bedroom One
 - Walking Distance To Brookfield Farm Shopping Centre



Porch Door	En Suite
Front Porch	6'6 x 6'6
Front Door	Bedroom Two
Living Room	13'7 x 10
16'9 x 13'2	Bedroom Three
Kitchen Diner	11'2 x 9
30'7 x 18'5	Bedroom Four
Breakfast Area	10'6 x 10
10'11 x 13'2	Bathroom
Morning Room / Office	8'1 x 6
9'8 x 8'7	External
WC	Rear Garden
9'11 x 2'8	Outdoor BBQ Area
First Floor Landing	Front Driveway
Bedroom One	Chain Free
12'11 x 11'2	
Built In Wardrobes	



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

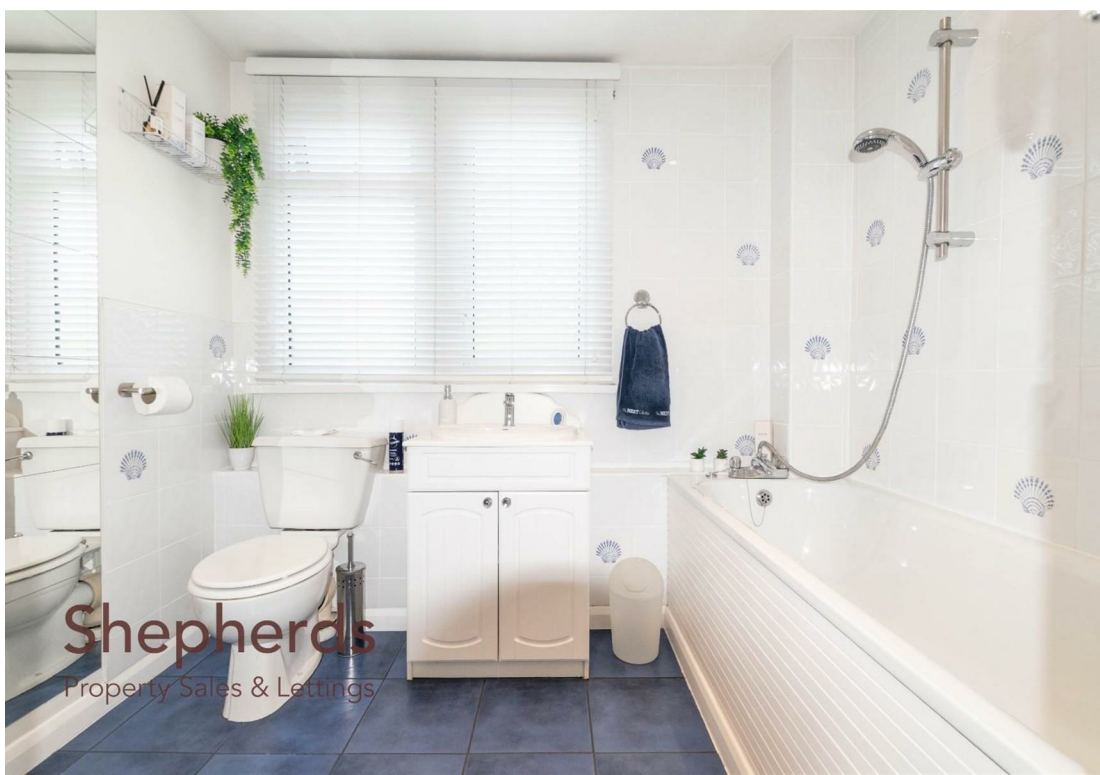


Shepherds
Property Sales & Lettings

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
Tax Band: E

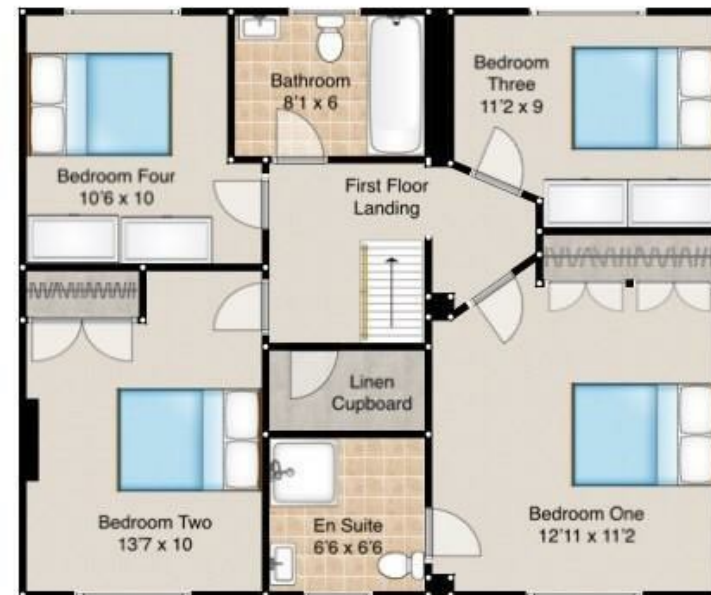


Perrysfield Road, Cheshunt, EN8



Shepherds
Property Sales & Lettings

www.shepherdsestates.co.uk



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Shepherd's
Property Sales & Lettings

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

