



 paulwallace

Richardson Crescent, West Cheshunt, EN7 6WZ |
£865,000 | Freehold

Richardson Crescent, West Cheshunt, EN7 6WZ

An exceptional FIVE-BEDROOM DETACHED family home situated within a highly sought-after residential development in West Cheshunt. Offering generous and versatile living accommodation, the property features three reception rooms, downstairs cloakroom, a beautifully appointed kitchen with utility room, two en-suite bedrooms, a family bathroom, and a double garage with ample driveway parking. The home is presented to an excellent standard throughout, with quality finishes including Amtico flooring, bespoke oak and glass staircase, and fitted furniture. A spacious rear garden provides the perfect setting for family life and entertaining, while approved planning permission for a loft conversion and rear extension offers exciting potential for future expansion. Ideally located within a desirable, high performing school catchment area and close to Cuffley station, Goffs Oak village, and excellent A10/M25 transport links, this is a superb opportunity to acquire a substantial family home in a prime location.

Key features

- Five-Bedroom Detached
- Kitchen with Sep Utility
- Approved Consents for Loft Conversion and Extension
- Double Garage
- Three Bathrooms (2 En-Suite)
- Three Reception Rooms
- Corner Plot with Large Driveway
- West Facing Garden

Property Information

Tenure
Freehold

Council Tax
G

Local Authority
Broxbourne Borough Council

EPC Rating
C



Paul Wallace Estate Agents
Brookfield Centre
Cheshunt
Hertfordshire
EN8 0NN

 01992 781100

 cheshunt@paulwallace.co.uk

 www.paulwallace.co.uk

 Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

 **paulwallace**
estate agents

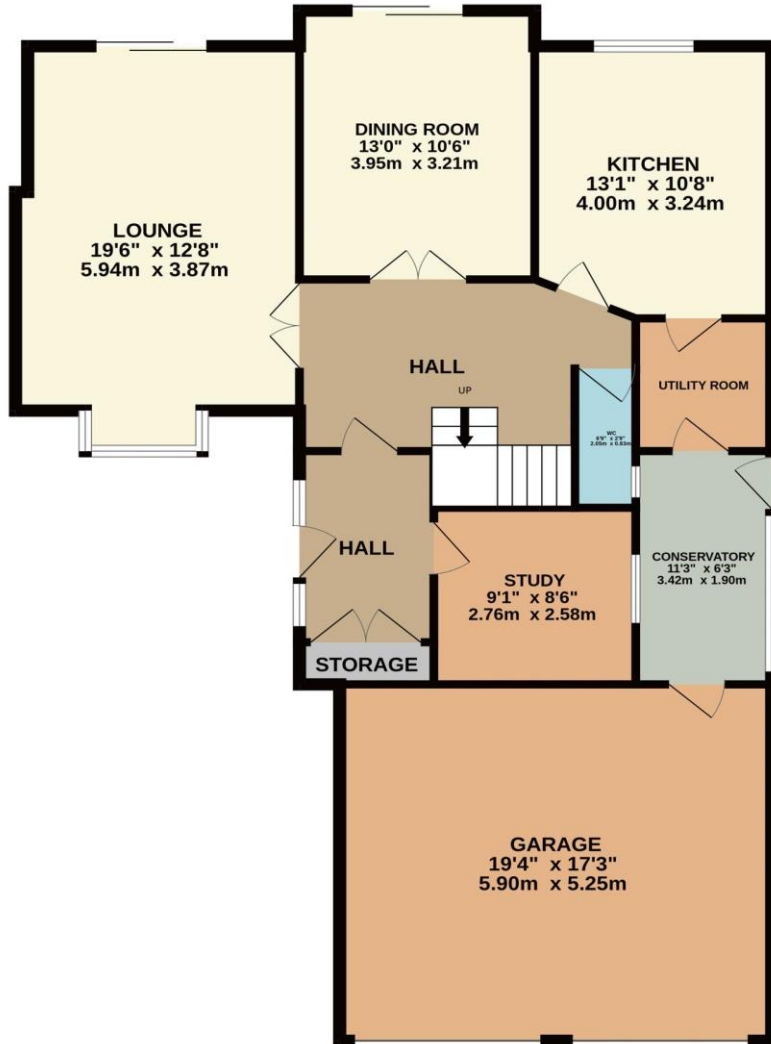
Cheshunts leading estate agent.
Please get in touch for your free
property valuation.



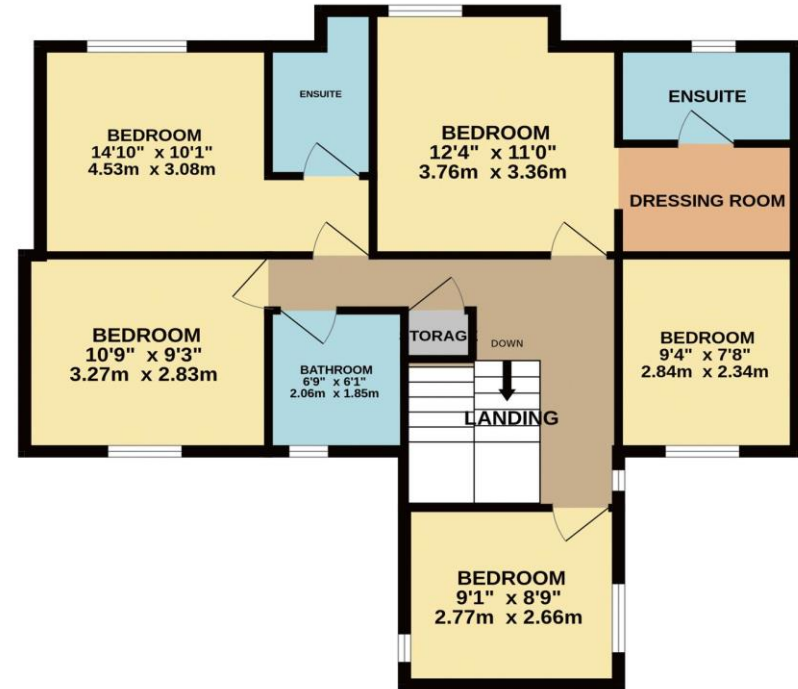




GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026











Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents
 Brookfield Centre
 Cheshunt
 Hertfordshire
 EN8 0NN



01992 781100



cheshunt@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed



Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.