



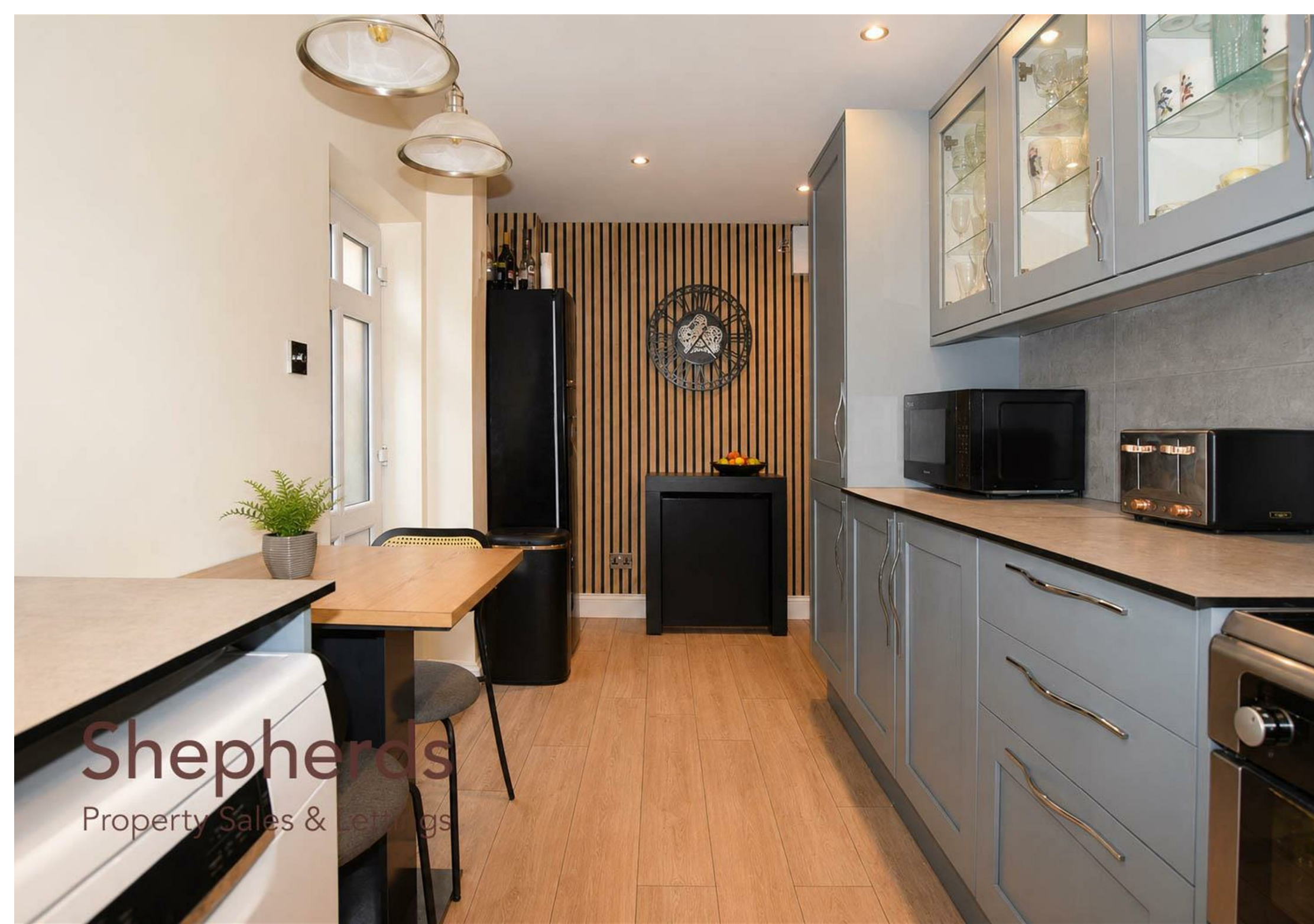
Shepherds
Property Sales & Lettings



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Kingsmead | Cheshunt | EN8 0EG | Guide Price £550,000





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Guide Price - £550,000 - £575,000 - Shepherds Estate Agents are delighted to present to the market this beautifully presented four bedroom, extended, detached family home, ideally situated within a highly sought after residential location. The ground floor accommodation features a porch which leads into hallway, offering service to a stylish and modern fitted kitchen / breakfast room with ample storage and workspace, a separate utility room, an inviting living room, a conservatory and a WC. Upstairs, on the first floor you are met with three generously sized bedrooms and a family bathroom whilst on the second floor includes the superb principal bedroom suite benefiting from its own en-suite shower room. Externally, the property continues to impress with a beautifully landscaped rear garden and to the front, there is a private driveway offering off-road parking. Conveniently located close to a range of highly regarded local schools, excellent transport links, and a fantastic selection of amenities, including Brookfield Farm Shopping Centre.

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

- Extended Detached Family Home
 - Modern Kitchen / Breakfast Room
 - Beautifully Landscaped Rear Garden
- Four Generously Sized Bedrooms
 - Separate Utility Room
 - Private Driveway With Off-Road Parking
- Superb Principal Bedroom With En-Suite
 - Living Room And Garden Room
 - Sought-After Location Near Excellent Amenities



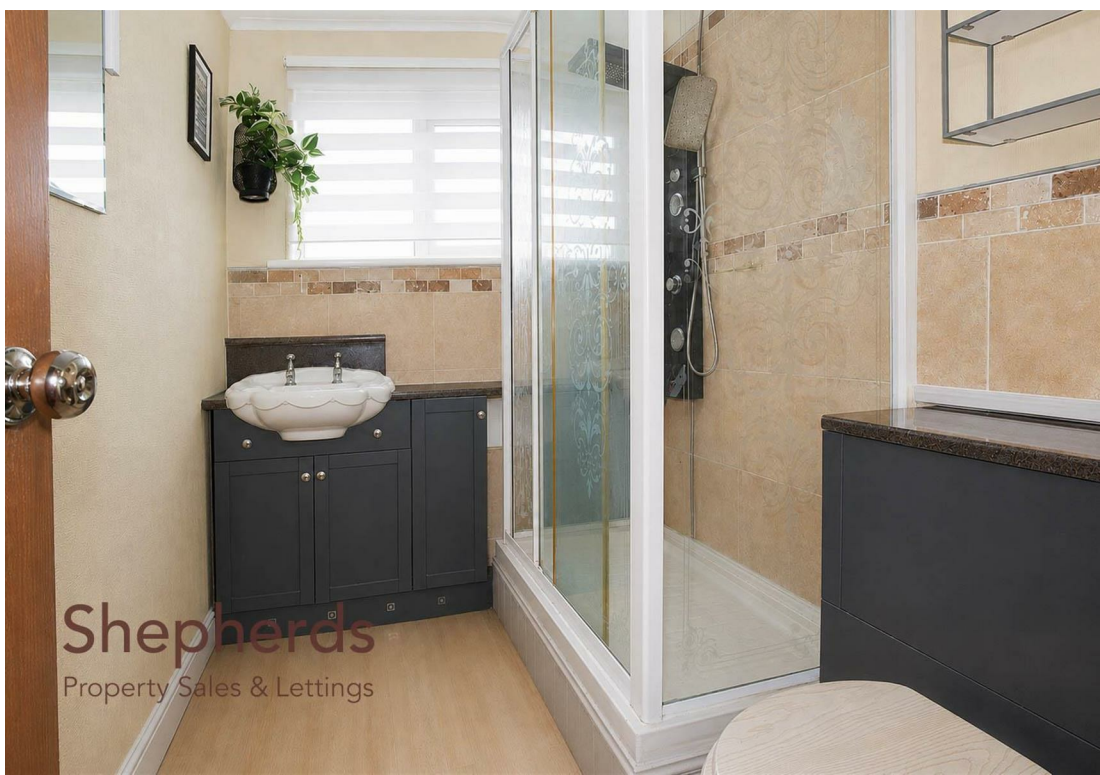
Front Door	Bedroom Three
Porch	11'3 x 9'3
Hallway	Bedroom Four
Kitchen / Breakfast Room	8'11 x 8'2
17'5 x 7'4	Shower Room
Utility Room	8'1 x 5'11
11'2 x 6'7	Second Floor
Lounge Diner	Principle Bedroom Suite
18'4 x 10'9	18'1 x 14'4
Garden Room	En Suite
9'11 x 7'11	Externally
WC	Driveway
First Floor Landing	Front Garden
Bedroom Two	Rear Garden
12'3 x 11'3	



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.

4 2 3 C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E



Kingsmead, Cheshunt, Hertfordshire



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Denotes Skylight

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.



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