



 paulwallace

Acacia Close, West Cheshunt, EN7 6QF |  
£675,000 | Freehold

## Acacia Close, West Cheshunt, EN7 6QF

**\*\*CHAIN FREE DETACHED FAMILY HOUSE\*\*** A spacious **IMMACULATELY** presented **FOUR BEDROOM** property situated in a highly desirable cul-de-sac in West Cheshunt with good access to **LOCAL SCHOOLS**, good shopping facilities at Brookfield Centre and **NEARBY M25** and transport links into **LONDON**. The home features **TWO RECEPTION ROOMS**, spacious **KITCHEN/BREAKFAST ROOM**, utility room, **DOWNSTAIRS CLOAKS/WC**, two bathrooms (one en-suite to master bedroom), gas radiator heating, large insulated and partly boarded loft, **DELIGHTFUL MATURE** non overlooked **REAR GARDEN**, ample driveway parking for several cars and **INTEGRAL GARAGE**.

### Key features

- Chain Free
- Four Bedrooms
- Kitchen/Breakfast Room
- South West Facing Garden
- Detached Family House
- Two Bathrooms
- Utility Room
- Garage and Driveway Parking

### Property Information

Tenure  
Freehold

Council Tax  
F

EPC Rating  
C

Local Authority  
Broxbourne Borough Council



**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.





 paulwallace



 paulwallace



 paulwallace

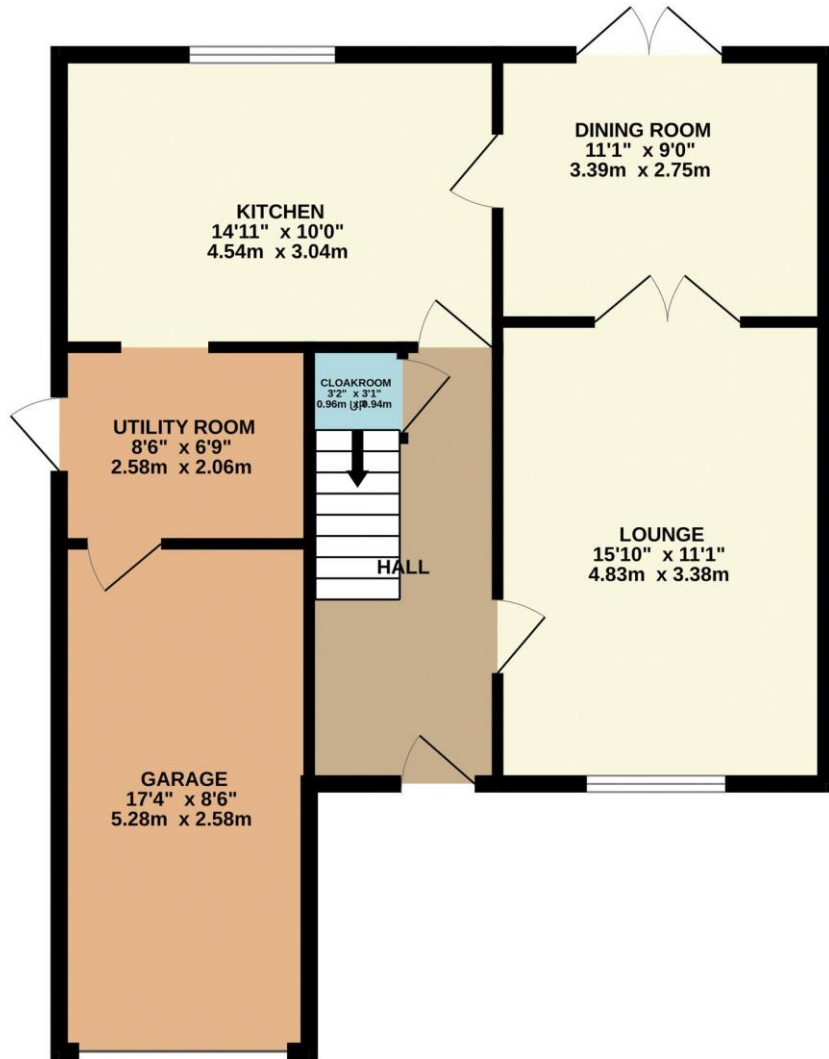


 paulwallace

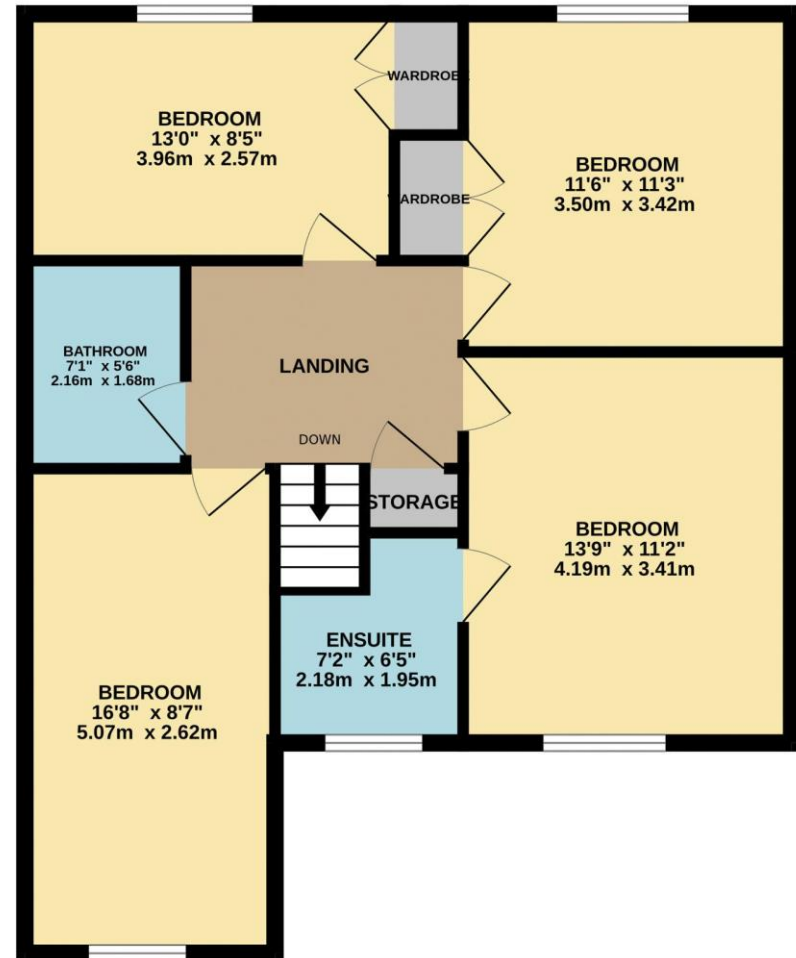


 paulwallace

GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 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.