



**Shepherds**

Property Sales & Lettings

Smarts Green | West Cheshunt | EN7 6BD | £430,000



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Shepherds Estate Agents are delighted to offer this beautifully presented, extended three-bedroom home, situated in the highly sought-after area of West Cheshunt and offered to the market CHAIN FREE.

The ground floor has been thoughtfully extended and features a spacious living room leading through to a study area and fitted kitchen. The rear extension has created a separate dining room / garden room perfect for entertaining, along with the added convenience of a ground floor W/C. Upstairs, the home continues to impress with three well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from a private, low-maintenance south-facing rear garden, as well as a front garden. Further benefits include a garage en bloc, excellent transport links, and close proximity to highly regarded local schools, bus routes, and a range of everyday amenities, making this an outstanding opportunity.

- Prime West Cheshunt Location
- Chain Free Family Home
- Extended Ground Floor
- Three Well Sized Bedrooms
- Fitted Kitchen & Study Area
- Separate Dining Room
- Ground Floor W/C
- South-Facing Rear Garden & Front Garden
- Garage En Bloc



Front Door	Bedroom One
Entrance Hall	11'3 x 9'5
Living Room	Bedroom Two
15'6 x 11'11	10'7 x 9'5
Kitchen	Bedroom Three
11'7 x 7'3	8'5 x 6'5
Study Area	Bathroom
11'11 x 7'5	6'4 x 5'7
Dining Room / Garden Room	Outside
14' x 8'10	South Facing Rear Garden
W/C	Front Garden
First Floor Landing	Garage En-Bloc
	16'2 x 8'2



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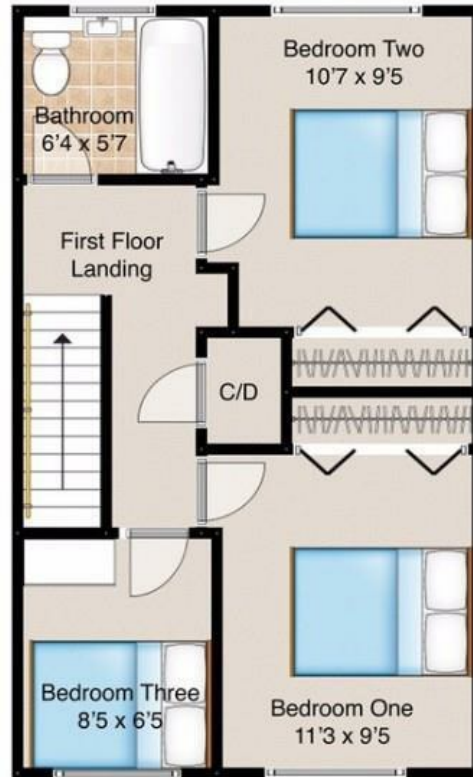
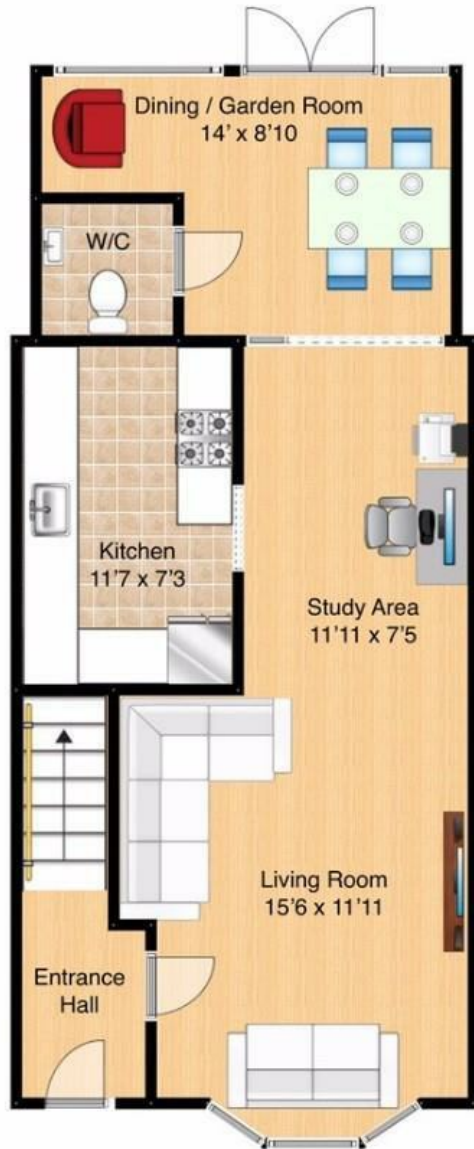
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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** D



# Smarts Green, West Cheshunt, EN7



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[www.shepherdsestates.co.uk](http://www.shepherdsestates.co.uk)



This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents 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.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

