



Shepherds
Property Sales & Lettings

Sandon Road | Cheshunt | EN8 9RB | £850,000





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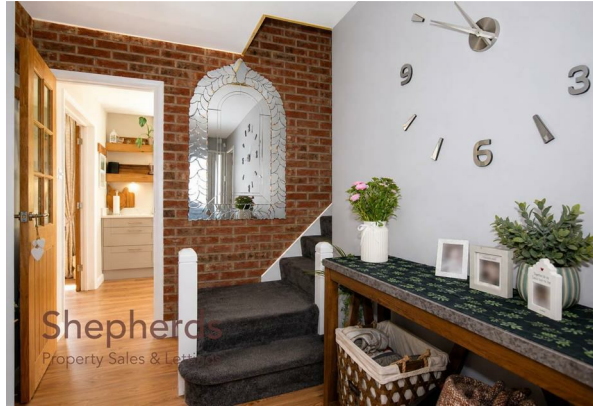
Shepherds Estate Agents are delighted to market this exceptional five-bedroom family home, beautifully presented throughout and offering an impressive amount of versatile living space. The property is complemented by a stunning landscaped south-facing garden and enjoys a highly convenient location within walking distance of Cheshunt High Street, transport links and local schooling.

The ground floor provides multiple reception rooms, with the magnificent kitchen and family room forming the heart of the home, creating a bright and sociable setting for everyday living and entertaining, with a wonderful connection to the rear garden. Further accommodation includes a separate dining room, comfortable living room, useful boot room and fifth bedroom with nearby shower room, providing excellent flexibility for guests, home working or multigenerational living. On the first floor are four generous bedrooms, including an impressive principal suite with en-suite facilities and a Juliette balcony enjoying exceptional views. A well-appointed family bath and shower room serves the remaining bedrooms, with useful additional storage also available across the first floor.

A real highlight of the property is the beautifully landscaped south-facing rear garden. Thoughtfully planted and established, with attractive areas for relaxing and entertaining, it provides a superb outdoor setting and a wonderful extension of the living space during the warmer months. To the front, a generous driveway provides ample off-street parking and access to two garages. The property's excellent location places Cheshunt High Street, transport connections, local amenities and schooling all within easy reach.

- Exceptional Five-Bedroom Family Home
- Impressive Versatile Living Accommodation
- Stunning Kitchen & Family Room
- Luxurious Principal Bedroom Suite
- Juliette Balcony With Views
- Stunning Landscaped South-Facing Garden
- Beautifully Presented Throughout
- Generous Driveway & Two Garages
- Superb Location Close To High Street & Transport Links





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.

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Tenure:
Council:
Tax Band:

Freehold
Broxbourne Borough
E



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Sandon Road, Cheshunt, Hertfordshire



Approx. Sqft 2188



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