



Shepherds  
Property Sales & Lettings



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Greenbank | West Cheshunt | EN8 0QQ | £775,000









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Shepherds are delighted to offer this impressive detached family home, situated within the highly sought-after cul-de-sac of Greenbank, West Cheshunt. The ground floor welcomes you via a porch leading into a spacious entrance hall, providing access to the kitchen/breakfast room, a separate dining room, and a large living room. This level further benefits from a WC and a utility room, which offers internal access to the garage. On the first floor, there are four well-proportioned double bedrooms and a family bathroom. The principal bedroom features built-in wardrobes and a spacious four-piece en-suite bathroom. Externally, the property offers a driveway and landscaped front garden, featuring an attractive koi pond, while the rear garden backs onto open green space and includes a paved area ideal for outdoor entertaining and BBQs. The property is ideally located within walking distance of highly regarded primary schools and nurseries, with reputable secondary schools also nearby. Brookfield Farm Shopping Centre, along with excellent transport links, are conveniently located just a short distance away.



Front Door	Bedroom One
Front Porch	13'5 x 12'9
Porch Door	Built In Wardrobes
Entrance Hall	Four Piece En Suite
Kitchen Breakfast Room	Bedroom Two
16'1 x 11'8	15'4 x 9'
Dining Room	Bedroom Three
11'8 x 9'8	14'3 x 9'9
Living Room	Bedroom Four
19'11 x 12'6	11'8 x 9'11
WC	Bathroom
Utility Room	14'3 x 7'9
9' x 4'10	External
Garage	Front Driveway
17'1 x 9	Front Garden
Stairs	Rear Garden
First Floor Landing	





**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 D

Tenure : Freehold  
Council: Broxbourne  
Tax Band: G







# Greenbank, West Cheshunt, EN8



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 LTD.



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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)

**FINE & COUNTRY**

