



Shepherds

Property Sales & Lettings

Nutwood Gardens | West Cheshunt | EN7 6UP | £625,000



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Nestled in a peaceful cul-de-sac, this beautifully presented four-bedroom detached home offers the perfect balance of style, comfort, and practicality for modern family living. The ground floor comprises of a welcoming entrance hall, a spacious living room, office / tv room, kitchen / breakfast room and a separate dining room. Further luxuries on this floor include, a w/c and utility room. Upstairs, four generously sized bedrooms provide ample space for the whole family. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining rooms. Outside, the private rear garden has a paved patio leading onto a well-kept lawn. Additional highlights include side access and off-street parking to the front, ensuring both convenience and privacy. The property is ideally located within the ever popular 'West Cheshunt', close to highly regarded schooling, an array of amenities and transport links, such as Cuffley & Cheshunt Train Stations. TO BE SOLD CHAIN FREE.

- Stunning Four-Bedroom Detached Home
 - Bright & Spacious Living Room
 - Principal Bedroom With En-Suite
- Prestigious West Cheshunt Location
 - Modern Kitchen/Breakfast Room
 - Private Garden & Driveway
- Peaceful Cul-De-Sac Setting
 - Separate Dining & Office/TV Room
 - Chain Free Sale



Front Door	Principle Bedroom
Entrance Hall	12'2 x 11'9
Living Room	En Suite
17'8 x 11'8	Bedroom Two
Kitchen / Breakfast Room	12'2 x 9'1
14'7 x 8'4	Bedroom Three
Dining Room	13' x 8'3
10' x 8'2	Bedroom Four
Utility Room	9' x 6'5
8'2 x 5'9	Bathroom
Office / TV Room	8'7 x 6'4
8'10 x 8'7	Front Driveway
W/C	Rear Garden
First Floor Landing	Chain Free Sale



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: F



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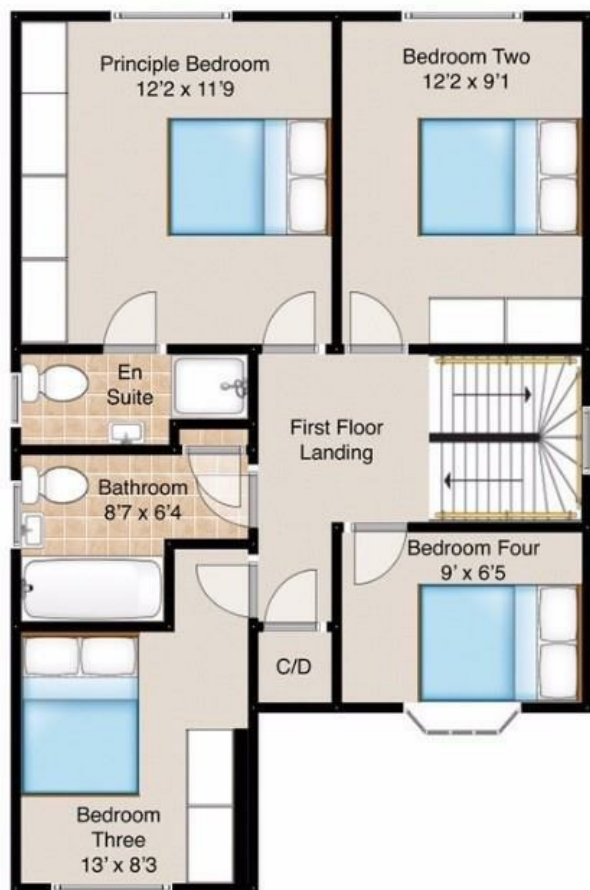


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Nutwood Gardens, West Cheshunt, EN7



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FINE & COUNTRY

