

Shepherds
Property Sales & Lettings

Perrysfield Road I Cheshunt I EN8 0TE I £650,000


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Shepherds are pleased to present this spacious and extended four bedroom family home, ideally located within walking distance of Brookfield Farm Shopping Centre, popular schools, and excellent transport links. Offering generous and versatile accommodation throughout, this property is perfect for modern family living and an internal viewing is highly recommended. The ground floor comprises of a front porch, three open plan reception rooms which consist of a living room, breakfast area and morning room/ office. The standout area of the ground floor is the the 30 foot kitchen diner ideal for family gatherings. Further benefits include a useful WC. The first floor has four double bedrooms, with bedroom one and two benefiting from built in wardrobes whilst bedroom one has the added luxury of an En Suite. The remaining bedrooms are served by a family bathroom. Externally, the property offers a front driveway providing ample off-road parking and a rear garden with an outdoor BBQ area, providing a pleasant outdoor space for relaxing and entertaining. To Be Sold CHAIN FREE.

- Chain Free
- Extended Four Bedroom Family Home
- Four Reception Rooms
- 30 Foot Kitchen Diner
- Morning Room / Office
- En Suite To Bedroom One
- Rear Garden & Front Driveway
- Outdoor BBQ Area
- Walking Distance To Brookfield Farm Shopping Centre





Porch Door

Front Porch

Front Door

Living Room
16'9 x 13'2

Kitchen Diner
30'7 x 18'5

Breakfast Area
10'11 x 13'2

Morning Room / Office
9'8 x 8'7

WC
9'11 x 2'8

First Floor Landing

Bedroom One
12'11 x 11'2

Built In Wardrobes

En Suite
6'6 x 6'6

Bedroom Two
13'7 x 10

Bedroom Three
11'2 x 9

Bedroom Four
10'6 x 10

Bathroom
8'1 x 6

External

Rear Garden

Outdoor BBQ Area

Front Driveway

Chain Free











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 :	**Freehold**
Council:	**Broxbourne**
Tax Band:	**E**


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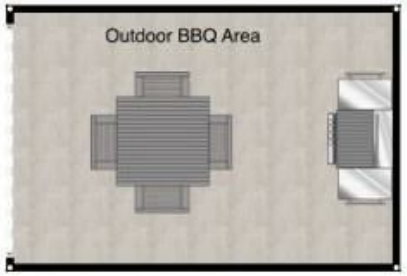

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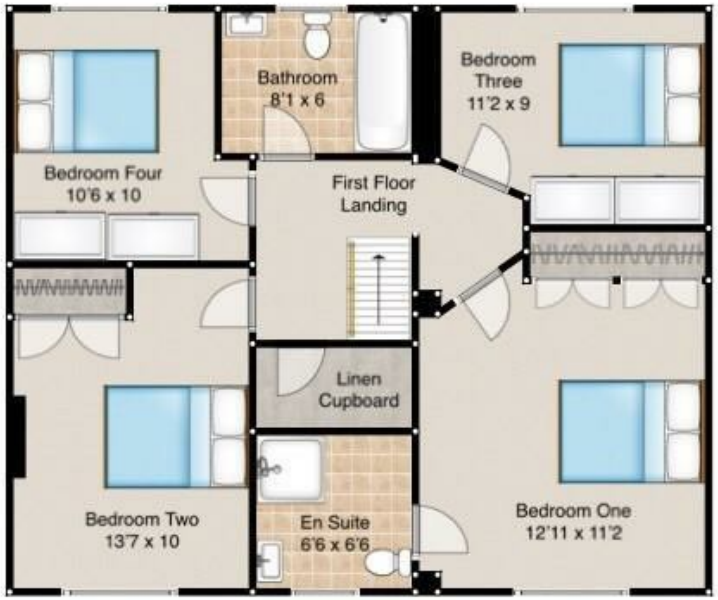

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