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Priory Gate | Cheshunt | EN8 0SG | £529,995



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Located in cul de sac position, Priory Gate is situated on the sought after Thomas Rochford Estate. This charming linked detached family home offers a perfect blend of comfort and modern living. The property boasts a well-thought-out layout, featuring through Lounge and dining room that provide ample space for relaxation and entertaining.

This well presented family home comprises of three bedrooms with an en suite cloakroom to the principle bedroom, an attractive and newly fitted fully tiled bath/ shower room, and the recently fitted Wren kitchen finished in quality high gloss white with integrated appliances included, this adds a contemporary touch, ensuring that the heart of the home is both stylish and functional.

Outside, the property benefits from a well stocked west-facing rear garden, additionally, there is an attached garage to side and driveway offering parking for a further two vehicles providing convenience and ease for busy families.

There is extension potential to the rear, subject to the usual planning consents, double glazing and gas central heating, mains electricity, gas and mains drainage are connected.

Priory Gate is situated close to Lea valley Park, offering numerous lakeside and river walks, cycling and leisure facilities. Brookfield Farm shopping center is also within a short distance offering an excellent choice of well known brand shops and supermarkets.

** Please note: as required by the estate agency act the vendor is an employee of Shepherds Estate Agency.

- Link Detached Home with Garage
 - Lounge Dining room
 - Private Rear Garden
- Three Bedrooms
 - Ensuite cloakroom Bedroom One
 - Prime sought after location
- Wren Kitchen with appliances
 - Front Driveway parking for 2 cars
 - Short walk to Lea Valley Park



Front Door	Bedroom Two
Entrance Hall	10'8 x 8'11
Living Room	Bedroom Three
15'5 x 12'2	9'4 x 6'3
Dining Room	Bathroom
10'8 x 8'2	6'4 x 6'1
Kitchen	External
10'8 x 7'	Front Driveway
First Floor Landing	Garage
Bedroom One	16'7 x 8'2
15'11 x 8'10	Rear Garden
En suite cloakroom	Front Garden



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.



Tenure : Freehold
Council: Broxbourne
Tax Band: E





Priory Gate, Cheshunt, Hertfordshire



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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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