Shepherds
Property Sales & Lettings

Churchfield Path I Cheshunt I EN8 9EG I £740,000

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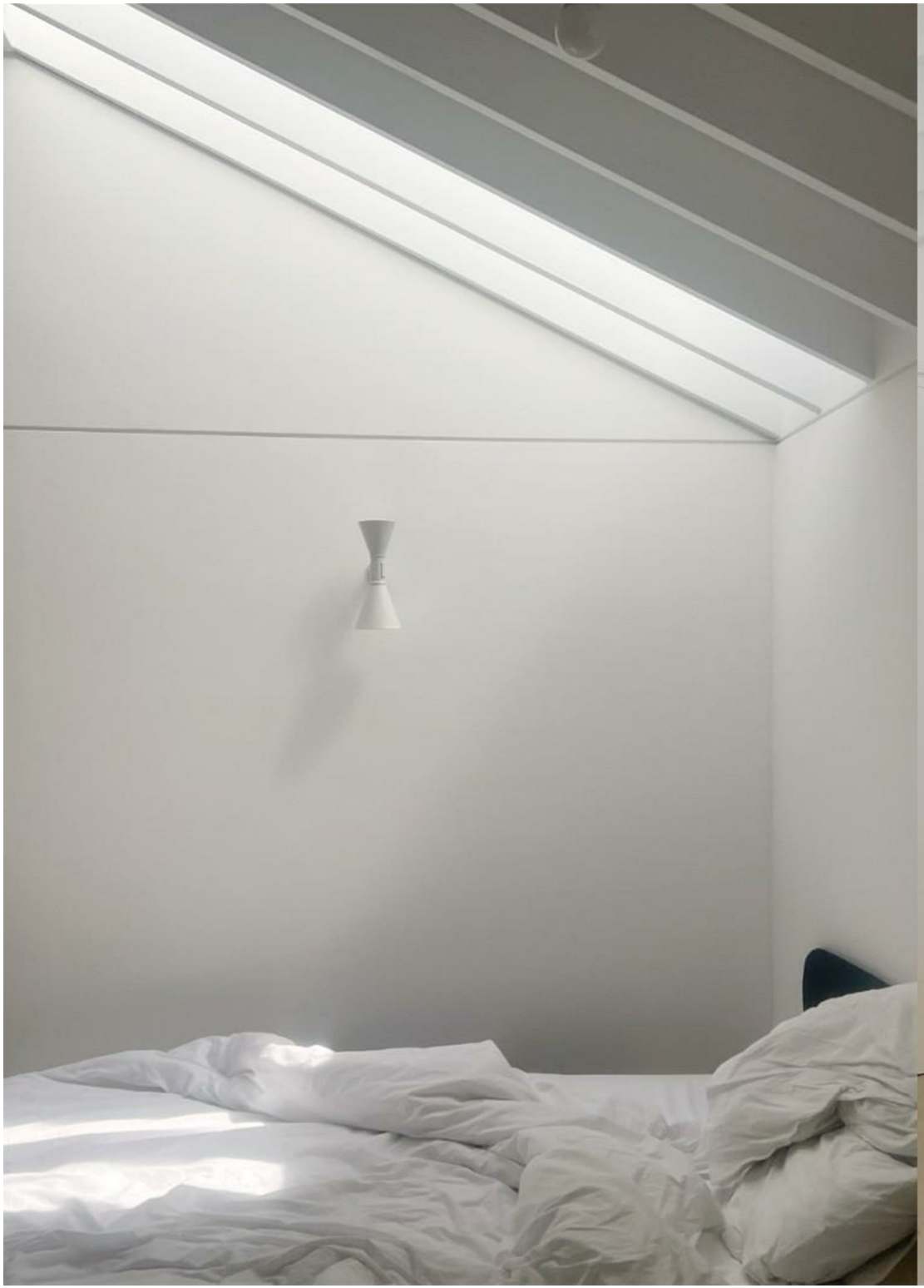

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Shepherds Estate Agents are delighted to present this truly exceptional home, occupying a wonderful and unique plot while offering generous and versatile accommodation throughout. Further highlights include a guest suite, cellar storage and a substantial workshop/home office. The property also benefits from further approved planning permission for a proposed extension under reference 07/24/0349/HF.

The ground floor is thoughtfully arranged to provide multiple reception areas, including a bright living room, family room, separate dining room, and a charming breakfast room adjoining the spacious fitted kitchen. A standout feature of the property is the recently constructed luxury guest suite, complete with its own bedroom suite, kitchen, en-suite shower room, and relaxation room, offering excellent flexibility for extended family, guests, or independent living. Upstairs, the main residence benefits from three well-proportioned bedrooms and a generous family bath/shower room. The property also includes a useful cellar, providing additional storage space.

Externally, the home continues to impress with a substantial rear garden extending to over 100ft in length, a detached brick-built garden store, and a substantial workshop/home office, perfectly suited for business use, hobbies, or studio space. There is also excellent scope for further extension, subject to the necessary permissions. Situated in a sought-after area of Cheshunt, the property enjoys convenient access to local amenities, reputable schools, transport links, and green open spaces, making it an ideal choice for growing families and commuters alike.

Note: Some photographs may have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.

- Exceptional & Versatile Home
- Luxury Guest Suite
- Multiple Reception Rooms
- Stunning Kitchen & Breakfast Space
- Generous Double Bedrooms
- Spacious Cellar Storage
- Planning Permission Granted - 07/24/0349/HF
- Useful Detached Workshop / Home Office
- Circa 100ft In Length Mature Rear Garden

Entrance Porch

Lobby

Family Room
13'2 x 10'2

Dining Room
10'2 x 7'2

Kitchen
18' x 9'9 (max)

Breakfast Room
13'8 x 7'5

Shower Room

Living Room
13'4 x 10'4

Office
9'7 x 6'7

Guest Suite

Guest Bedroom Suite
15'7 x 14'3

Guest Kitchen
8'8 x 6'11

Guest En Suite
9'7 x 4'10

S/R (Shower)

W/C

C/D (Cupboard)

External Access

Cellar Access

Cellar
13'9 x 12'9 (max)

First Floor Landing

Bedroom One
13'5 x 10'5

Bedroom Two
13'5 x 10'5

Bedroom Three
21'4 x 6'7

Bath / Shower Room
12'11 x 7'4

Outside

Off Street Parking

Circa 100ft Plus In Length Rear Garden

Brick Built Store
6'9 x 6'9

Workshop / Home Office
21'5 x 9'4

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 Borough**
Tax Band:	**F**

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