Shepherds
Property Sales & Lettings

Sycamore Close I West Cheshunt I EN7 6BF I Guide Price £650,000

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings

Shepherds

Property Sales & Lettings

Sycamore Close I West Cheshunt I EN7 6BF

GUIDE PRICE £650,000 - £675,000 - Shepherds Estate Agents are delighted to present this beautifully extended and impeccably maintained four-bedroom family home, tucked away within a quiet cul-de-sac on the highly sought-after west side of Cheshunt.

The ground floor offers a welcoming entrance lobby, leading into a bright and spacious open-plan living and dining area with patio doors opening onto a beautifully landscaped west-facing garden, ideal for entertaining and outdoor living. A stylish contemporary kitchen/breakfast room, ground-floor WC and partly converted garage, currently arranged as a home gym, provide excellent versatility for modern family life. Upstairs, the property boasts four generously sized bedrooms, including an impressive principal suite featuring a dressing area and luxurious en-suite with steam shower. A modern family bathroom serves the remaining bedrooms. Conveniently positioned close to Brookfield Farm Shopping Centre, highly regarded local schools and excellent transport links, this exceptional home combines comfort, style and practicality in a prime residential location.

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

- Extended Four-Bedroom Family Home
- Quiet West Cheshunt Cul-De-Sac
- Open-Plan Living/Dining Room
- Landscaped West-Facing Garden
- Principal Suite With Dressing Area & En-Suite
- Modern Kitchen/Breakfast Room
- Part-Converted Garage/Home Gym
- Ground-Floor WC
- Close To Schools & Transport Links

Front Door

Entrance Lobby

W/C

Living Room
max 24'5 x 15'7 (including dining room)

Dining Room
max 24'5 x 15'7 (including living room)

Kitchen / Breakfast Room
22'11 x 8'7

First Floor Landing

Principle Bedroom Suite
17'9 x 16'10

Dressing Area

En Suite
9'10 x 6'7

Bedroom Two
12'7 x 8'11

Bedroom Three
9'3 x 9'

Bedroom Four
9'6 x 6'5

Bathroom
6'4 x 6'

Front Driveay

Covered Garage Porch

Garage / Gymnasium
17'4 x 9'2

West Facing Rear Garden

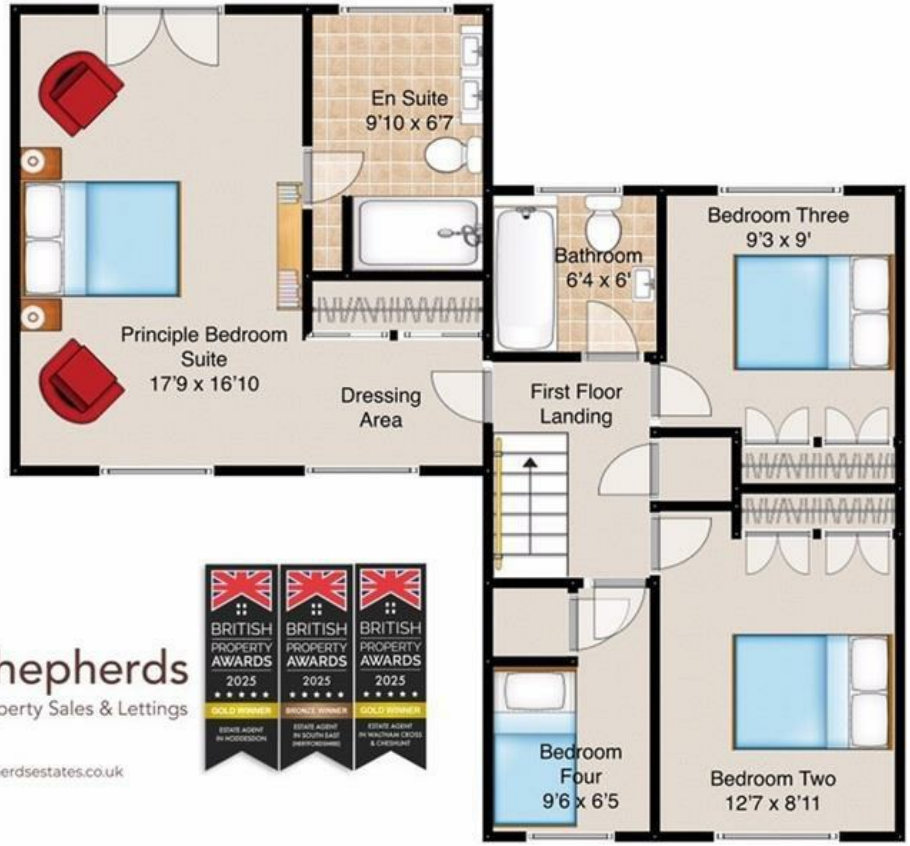
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

4 2 2 C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E

LOVE
CHANE
TOM FORD

Sycamore Close, West Cheshunt, EN7



Shepherds
Property Sales & Lettings

www.shepherdsestates.co.uk

This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents.

Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman