



**Shepherds**  
Property Sales & Lettings

Great Cambridge Road | Cheshunt | EN8 9ET | £535,000



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Built in 2020, is this immaculate and high specification four bedroom home, which has been meticulously designed to suit modern living and provides great versatility throughout. The ground floor comprises of an open plan living / kitchen / dining room and bedroom one which benefits from an en suite. There is also a guest bedroom which is accessed via the staircase in bedroom one. On the first floor there are two further double bedrooms and a shower room. Outside, the property benefits from solar panels and is accessed via electric security entrance gates. There are two allocated parking bays and a rear garden which has decking areas. Transport links are easily accessible, including Cheshunt Train Station, the A10 & M25, popular schooling and amenities, all within easy reach. **TO BE SOLD CHAIN FREE.**

- Immaculate & High Spec Home - Built In 2020
- Four Double Bedrooms
- Open Plan Living / Kitchen / Dining Room
- En Suite To Bedroom One
- First Floor Shower Room
- Electric Security Entrance Gates
- Two Allocated Parking Spaces
- Rear Garden With Decking Areas
- Close To Transport Links & Amenities

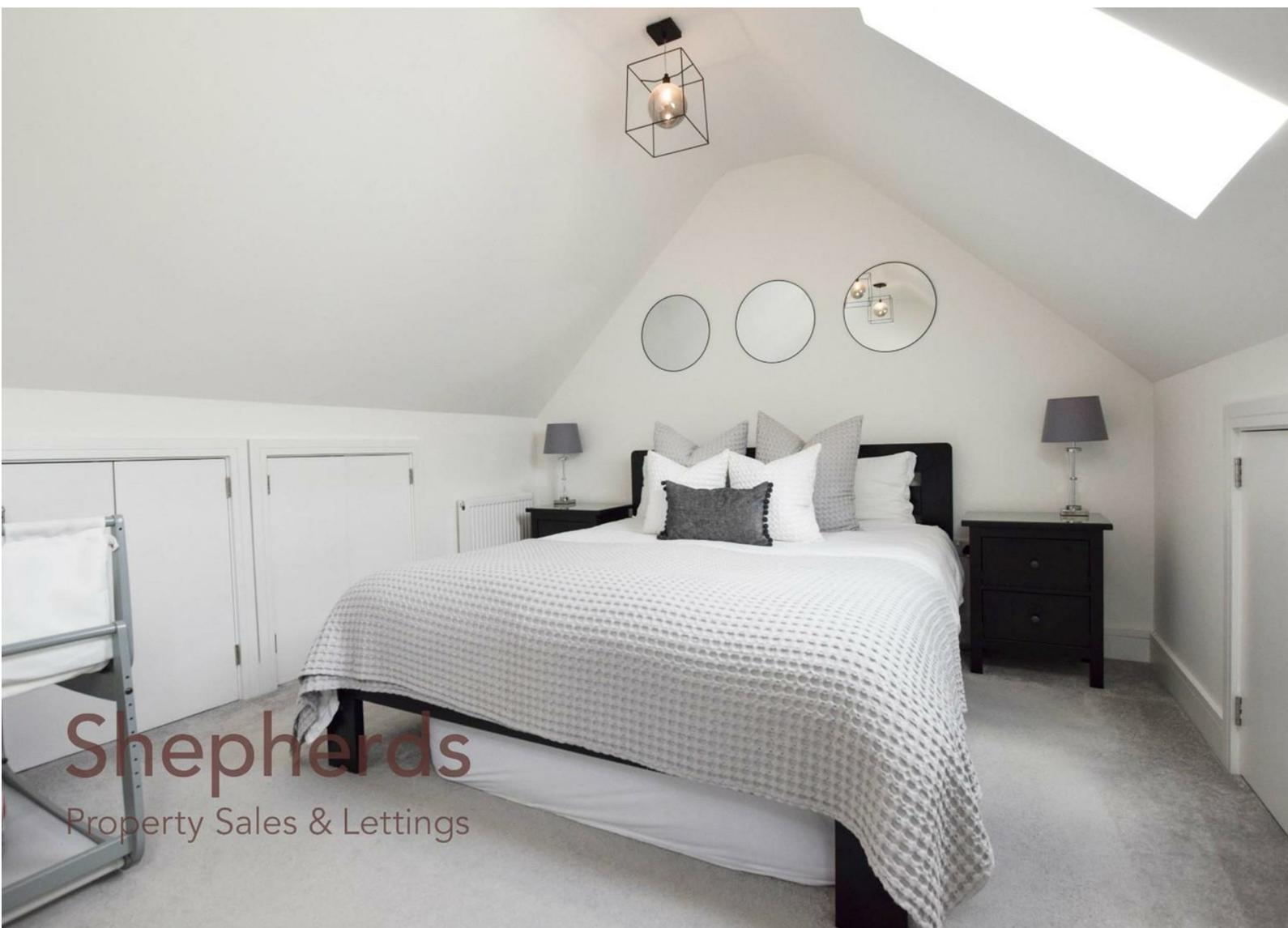


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- Front Door
- Entrance Hall
- Living / Kitchen / Dining Room  
31'9 x 15'11
- Bedroom One  
15'11 x 15'7
- En Suite
- Staircase
- Guest Bedroom  
15'11 x 11'
- First Floor
- Bedroom Two  
13'8 x 8'11
- Bedroom Three  
12'4 x 9'
- Shower Room  
6'3 x 6'1
- Outside
- Electric Security Entrance Gates
- Two Allocated Parking Spaces
- Rear Garden & Decking Areas



**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:** E





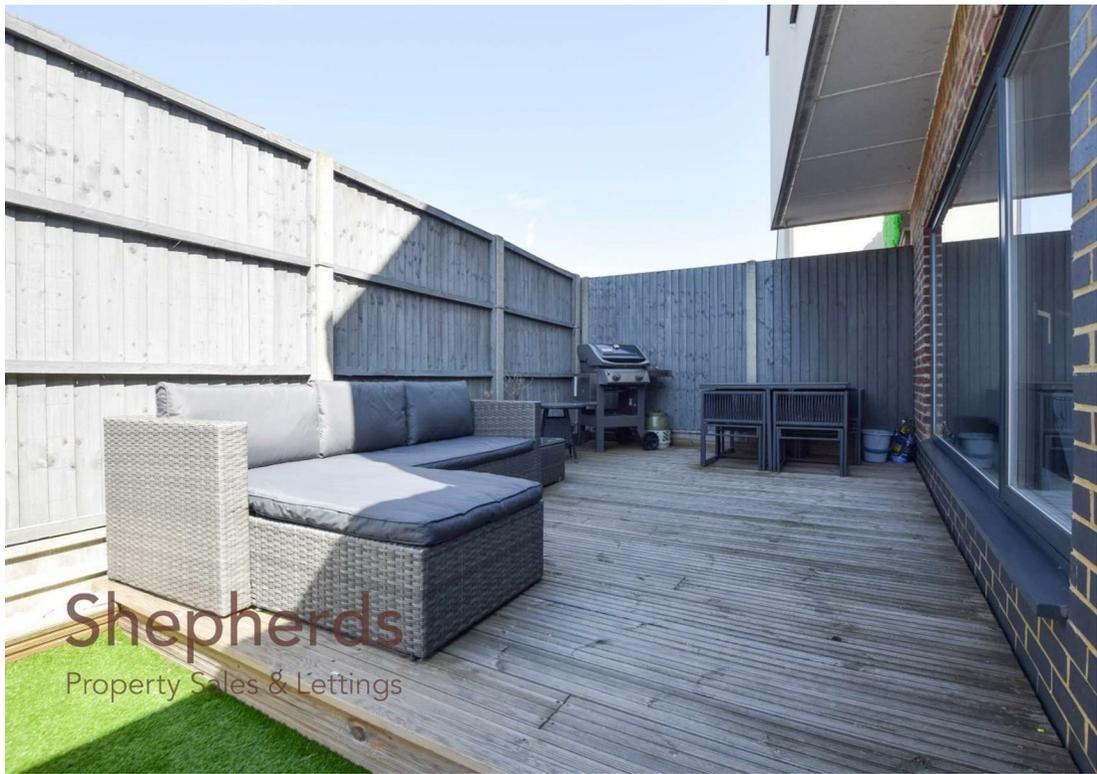
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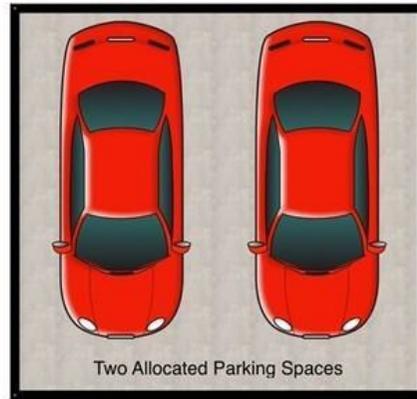
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Great Cambridge Road, Cheshunt,  
Hertfordshire



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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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

