



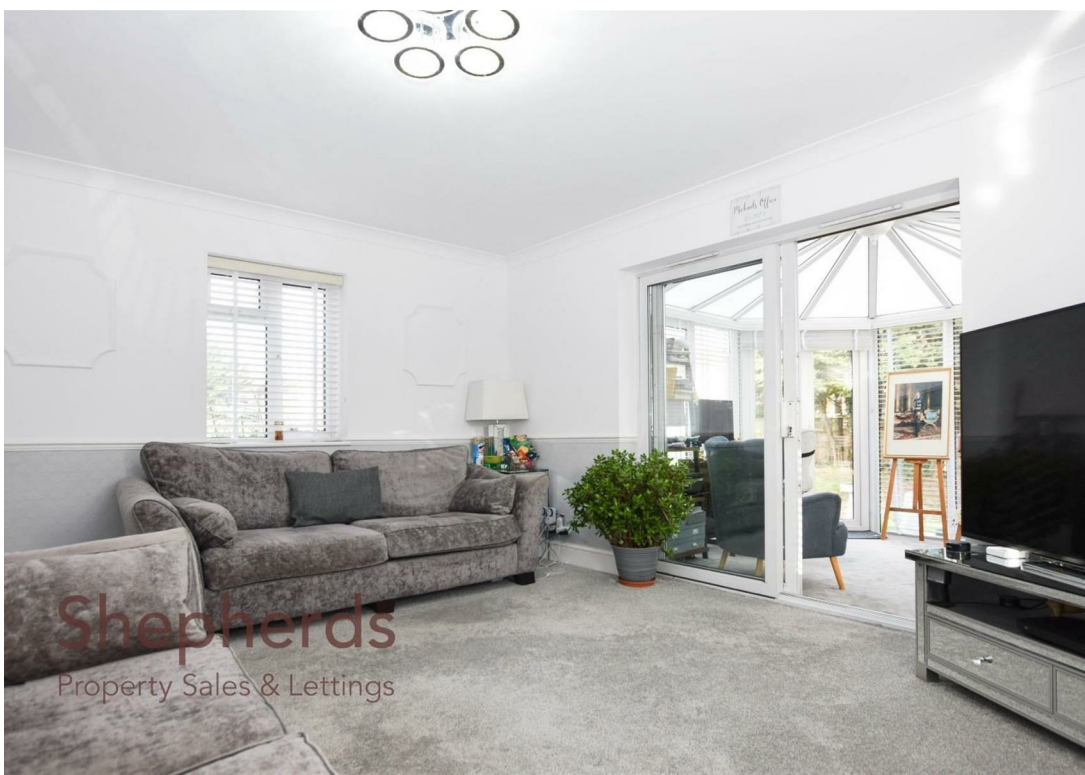
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Southbrook Drive | Cheshunt | EN8 0QJ | Offers In Excess Of £699,950









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# Southbrook Drive | Cheshunt | EN8 0QJ

Nestled behind electric security gates, this three bedroom detached property offers an exciting opportunity, sitting on a generous plot, featuring a picturesque brook with a charming bridge. The expansive grounds, which extend beyond the brook, offer great potential (subject to the relevant planning consents). The ground floor includes a welcoming hallway, spacious lounge, garden room / office , a modern kitchen, dining room, and a cloakroom. Upstairs, you'll find three double bedrooms with bedroom one benefiting from its own en-suite bathroom, as well as a family bathroom. Outside, the property boasts plenty of off-street parking for multiple vehicles, there is an integral garage and beautifully landscaped gardens. The truly serene garden, is perfect for entertaining and relaxation, while the bridge over the brook adds an enchanting touch. With great potential for modest development (S.T.P.P.), this home offers exciting opportunities. Ideally situated being within walking distance of Brookfield Farm Shopping Centre, as well as an array of transport links and popular schooling all nearby. TO BE SOLD CHAIN FREE.

- Desirable West Cheshunt Location
  - To Be Sold Chain Free
  - Driveway Providing Ample Off-Street Parking & Integral Garage
- Picturesque Brook And Bridge
  - Three Double Bedrooms, Master With En-Suite
  - Development Potential (STPP)
- Generous Plot & Scope
  - Beautiful 'Wrap Around' Garden, Perfect For Entertaining
  - Close To Brookfield Centre, Transport Links & Schooling



Electric Security Gates

Front Door

Entrance Hall

Living Room  
14'7 x 12'1

Garden Room / Office  
10'6 x 9'7

Kitchen  
9'11 x 8'8

Dining Room  
12'5 x 11'11

W/C

First Floor Landing

Bedroom One  
12'6 x 12'5

En Suite

Bedroom Two  
14'5 x 10'3

Bedroom Three  
14'7 x 10'2

Bathroom  
8'9 x 5'9

Outside

Front Driveway

Front Garden

Rear Garden

Bridge

Plot Over Brook

Garage  
16'9 x 8'8





**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 :**  
**Council:**  
**Tax Band:**

**Freehold**  
**Broxbourne Borough**  
**F**







# Southbrook Drive, Cheshunt, Hertfordshire



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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  
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