



**Shepherds**  
Property Sales & Lettings

Mortimer Gate | Cheshunt | EN8 0XG | Offers In Excess Of £399,995



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This charming two-bedroom semi-detached property with Scope for extensions (STPP), located in the sought after "Thomas Rochford Way" and being sold as CHAIN FREE. The ground floor features an inviting entrance hall, a kitchen, spacious lounge diner, and a bright conservatory, ideal for relaxing or entertaining. Upstairs, you'll find two generously sized double bedrooms, both with built-in wardrobes, as well as a modern shower room. Outside, the property boasts a beautifully landscaped garden, a block-paved driveway providing ample parking, and a garage for additional storage or parking space. This home is within walking distance of the High Street, transport links, and local schools making it ideal for families.

- Chain Free Sale
  - Spacious Lounge Diner
  - Front Driveway & Landscaped Rear Garden
- Semi Detached Home
  - Conservatory
  - Single Car Garage
- Two Double Bedrooms
  - Scope For Extensions (STPP)
  - Close To Schooling & Transport Links



Front Door	Bedroom Two
Entrance Hall	8'8" x 8'2"
Lounge Diner	Built In Wardrobe
13'4" x 11'11"	Shower Room
Kitchen	6'0" x 5'6"
10'0" x 5'10"	Storage Cupboards
Conservatory	Loft Access
9'9" x 9'0"	External
First Floor Landing	Garage
Bedroom One	Driveway
9'10" x 8'9"	Landscaped Rear Garden
Built In Wardrobe	



**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**  
**D**



## Mortimer Gate, Cheshunt

This floorplan is for guidance only and may not be accurate.  
Shepherds have added furniture as a visual aid only and items  
shown may not be included





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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**

