



Shepherds
Property Sales & Lettings



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Hillview Gardens | Cheshunt | EN8 0PE | £675,000



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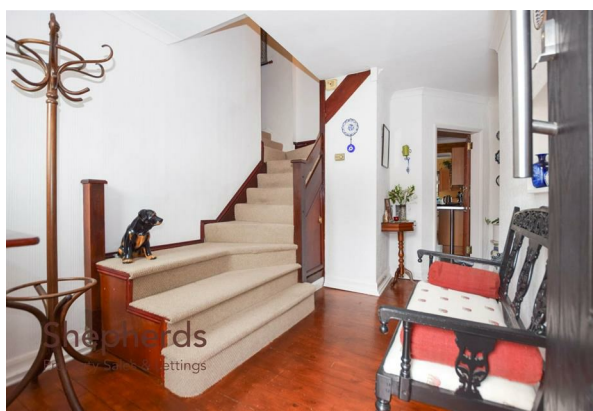
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Shepherds are delighted to market this extended four-bedroom home, offering generous living accommodation throughout, ideal for modern family living and entertaining. The ground floor comprises of a spacious living room, kitchen, a useful utility / breakfast room, a versatile dining / family room, and a convenient downstairs W/C. On the first floor, the property boasts four well-proportioned double bedrooms, including a principal bedroom with an en suite, along with a family bathroom. Externally, the home benefits from a front driveway providing ample off-street parking, a garage, and a well maintained south-facing rear garden – perfect for outdoor entertaining. A second garage to the rear, with vehicular access, offers further flexibility for storage or workshop space. Ideally located close to sought-after schools, Cheshunt High Street, and a range of local amenities, the property also enjoys excellent transport links, making it perfect for commuters and families alike.

- Extended Four Bedroom Family Home
 - Versatile Dining / Family Room
 - Driveway And Front Garage
- Spacious And Versatile Living Accommodation
 - Principal Bedroom With En Suite
 - Second Rear Garage With Vehicular Access
- Separate Utility / Breakfast Room
 - South-Facing Rear Garden
 - Excellent Location



Front Door	Bedroom Two
Entrance Hall	12'8 x 12'5
Living Room	Bedroom Three
23'8 x 12'	12'5 x 10'5
Kitchen	Bedroom Four
20'2 x 8'4	10'4 x 8'7
Utility / Breakfast Room	Bathroom
12' x 10'5	8'7 x 5'6
Dining / Family Room	External
17' x 10'5	Front Driveway
W/C	Garage
First Floor Landing	18'5 x 15'3
Principle Bedroom	South Facing Rear Garden
18'5 x 15'2	Rear Garage
En Suite	16'6 x 13'3
11'7 x 9'	



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 : Freehold
Council: Broxbourne Borough
Tax Band: D



Hillview Gardens, 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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