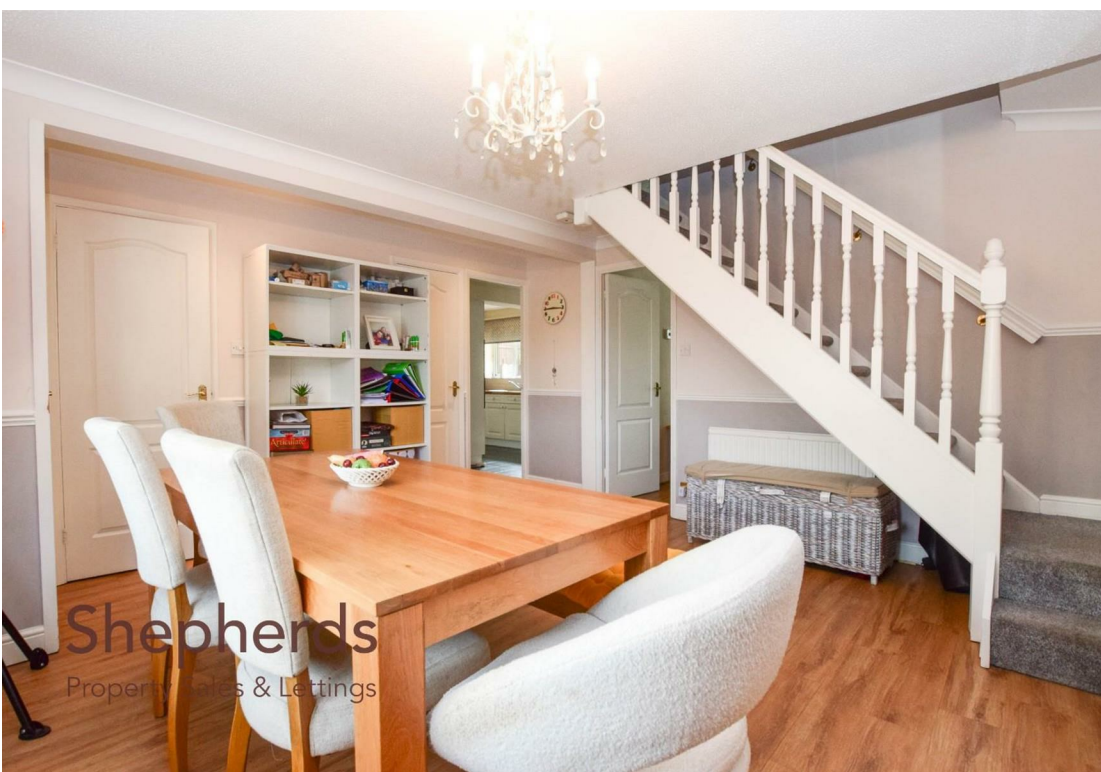




Shepherds
Property Sales & Lettings

Conifer Close | West Cheshunt | EN7 6EY | £625,000



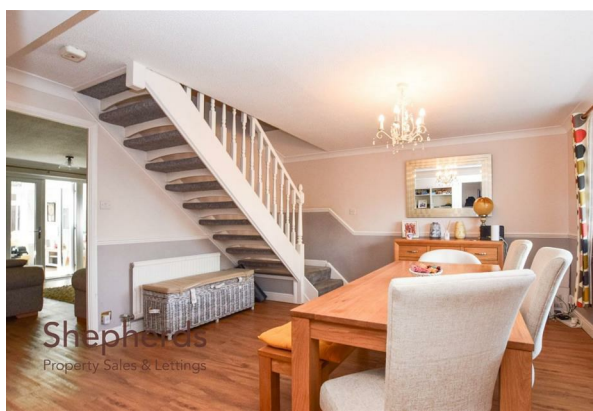
Conifer Close | West Cheshunt | EN7 6EY

Shepherds are pleased to market this impressive four bedroom detached home, well positioned in a sought-after location of West Cheshunt and backing directly onto a private fishing lake. Offering spacious and versatile accommodation, this property is ideal for family living and entertaining. On entering the home, a entrance lobby leads to a convenient W.C and through to the main reception areas. The layout provides excellent flexibility, including a living room, garden room, a spacious kitchen and utility room, formal dining/reception room and a family room/bedroom five. The first floor boasts four well-proportioned bedrooms, with the principle bedroom enjoying its own en suite shower room. A family bathroom serves the remaining bedrooms. The property enjoys a wonderful setting with its rear garden backing onto a private fishing lake, providing a tranquil outlook and a sense of exclusivity. To the front of the property there is a driveway providing ample parking and a front garden. The property is perfectly situated for families, the property is within easy reach of highly regarded schools, local amenities, and excellent transport links, making it convenient for commuting and day-to-day living.

- Detached Four-Bedroom Family Home
- Peaceful Setting Backing Onto Private Lake
- Bright Versatile Living Spaces
- Modern Kitchen With Utility Room
- Garden Room With Lake Views
- Flexible Family Room / Fifth Bedroom Option
- Principal Bedroom With En Suite
- Driveway Providing Ample Parking
- Close To Popular Schools And Transport Links



Front Door	Principle Bedroom
Entrance Lobby	11'5 x 10'6
W/C	En Suite
Living Room	Bedroom Two
14'1 x 12'2	14'1 x 9'
Garden Room	Bedroom Three
11' x 10'3	13'11 x 10'
Kitchen	Bedroom Four
15'6 x 7'10	9'6 x 7'2
Utility Room	Bathroom
7'2 x 5'7	6'4 x 6'3
Dining / Reception Room	Outside
15'3 x 14'2	Front Driveway
Family Room / Bedroom Five	Front Garden
15'10 x 7'7	Rear Garden
Stairs	
First Floor Landing	



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:



Conifer Close, West Cheshunt, Hertfordshire



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Shepherd's
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

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