













## Cowles | West Cheshunt | EN7 6HA

Shepherds are delighted to present this extended and spacious four / five bedroom home, located in West Cheshunt and boasting a superb plot. The ground floor provides an entrance porch, living room, modern kitchen diner, a separate utility/coat room, and a downstairs w/c. On the first floor, you will find four bedrooms and a family bathroom, with bedroom one benefitting from an en suite and a dressing room/ nursery whilst bedroom two has a mezzanine floor. Outside, the property enjoys a rear and side garden, while the front garden has been paved. There is also the added bonus of a garage en-bloc providing additional storage or parking. Popular schooling and an array of amenities are located nearby, as well as plenty of transport links.

- Spacious Extended Home
- Four / Five Bedrooms
- Utility Room / Coat Room
- Downstairs W/C
- Bedroom Two With Mezzanine Floor
- · Front, Side & Rear Garden

- · Living Room & Modern Kitchen Diner
- Bedroom One With En Suite & Dressing Room/ Nursery
- Garage En Bloc





Porch Door

**Entrance Porch** 

Front Door

**Entrance Hall** 

Living Room

18'9 x 13'8

Kitchen Diner

30'3 x 8'7

Utility Room / Coat Room

7'4 x 6'6

wc

First Floor Landing

Bedroom One

13'11 x 8'6

Dressing Room / Nursery

8'7 x 6'7

En Suite

Bedroom Two

15'5 x 8'7

Stairs

Mezzanine Floor

Bedroom Three

11'3 x 7'2

Bedroom Four

11' x 6'5

Bathroom

7'4 x 6'6

External

Front Paved Garden

Rear Garden

Garage En Bloc











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.



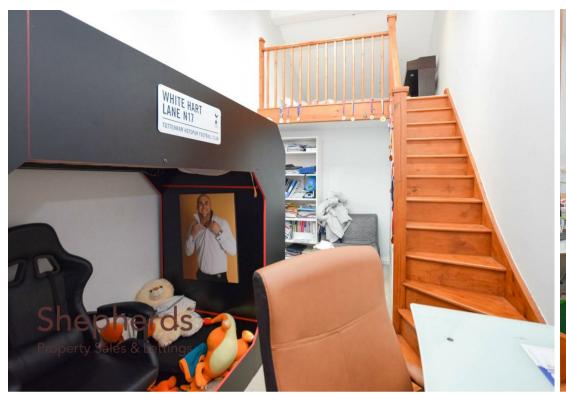


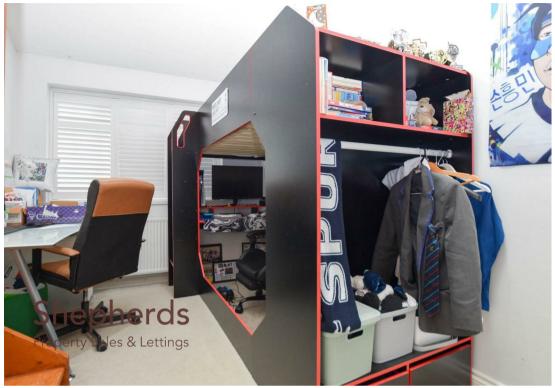




Tenure: Freehold Council: **Broxbourne** 

D Tax Band:









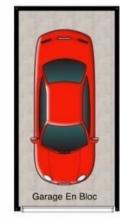


## Cowles, West Cheshunt, Hertfordshire

















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