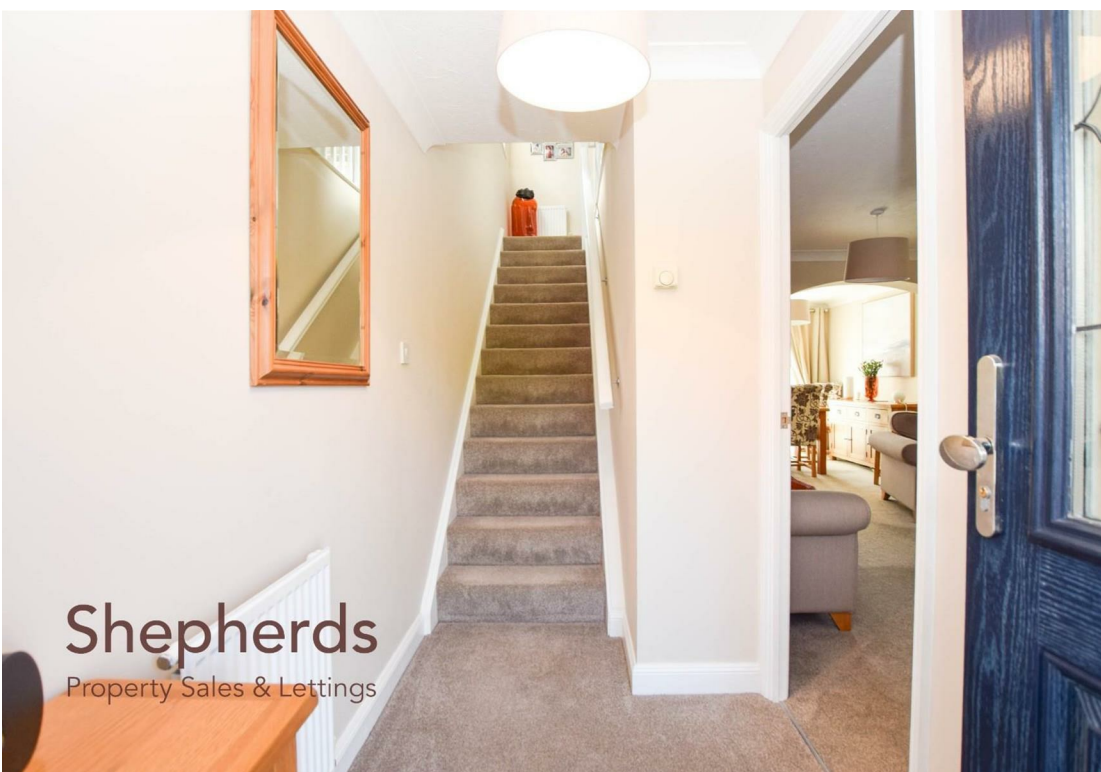




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Priory Gate | Cheshunt | EN8 0SG | £535,000



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# Priory Gate | Cheshunt | EN8 0SG

Located in cul de sac position, Priory Gate is situated on the sought after Thomas Rochford Estate. This charming linked detached family home offers a perfect blend of comfort and modern living. The property boasts a well-thought-out layout, featuring through Lounge and dining room that provide ample space for relaxation and entertaining.

This well presented family home comprises of three bedrooms with an en suite cloakroom to the principle bedroom, an attractive and newly fitted fully tiled bath/ shower room, and the recently fitted Wren kitchen finished in quality high gloss white with integrated appliances, add a contemporary touch, ensuring that the heart of the home is both stylish and functional.

Outside, the property benefits from a well stocked west-facing rear garden, perfect for enjoying the afternoon sun and hosting summer gatherings. Additionally, there is an attached garage to side and driveway offering parking for a further two vehicles providing convenience and ease for busy families.

There is extension potential to the rear, subject to the usual planning consents, double glazing and gas central heating, mains electricity, gas and mains drainage are connected.

Priory Gate is situated close to Lea valley Park, offering numerous lakeside and river walks, cycling and leisure facilities. Brookfield Farm shopping center is also within a short distance offering an excellent choice of well known brand shops and supermarkets.

\*\* Please note: as required by the estate agency act the vendor is an employee of Shepherds Estate Agency.

- Link Detached Home
- Three Bedrooms
- Wren Kitchen with integrated appliances
- Lounge Dining room
- Ensuite cloakroom Bedroom One
- Front Driveway parking for 2 cars
- Private Rear Garden
- Prime Location sought after location
- Short Walk To Lee Valley Regional Park
- Vendor suited



- Front Door
- Entrance Hall
- Living Room  
15'5 x 12'2
- Dining Room  
10'8 x 8'2
- Kitchen  
10'8 x 7'
- First Floor Landing
- Bedroom One  
15'11 x 8'10
- En suite cloakroom
- Bedroom Two  
10'8 x 8'11
- Bedroom Three  
9'4 x 6'3
- Bathroom  
6'4 x 6'1
- External
- Front Driveway
- Garage  
16'7 x 8'2
- Rear Garden
- Front Garden

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**Tenure :** Freehold  
**Council:** Broxbourne  
**Tax Band:** E



# Priory Gate, 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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

