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Property Sales & Lettings

Haddestoke Gate I Cheshunt I EN8 0XJ I £450,000


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Shepherds Estate Agents are delighted to present this rare opportunity to acquire a superb detached home set on an exceptional plot, offering significant potential for extension and further development, subject to the necessary planning permissions. The property features a spacious lounge diner, a modern fitted kitchen, a ground floor WC, two generously sized double bedrooms, and a first floor bathroom. Outside, the home benefits from two allocated parking spaces and a truly spectacular, larger-than-average rear garden — ideal for entertaining, families, or future expansion. Situated within the highly sought-after 'Thomas Rochford Way development', the property is conveniently located close to a range of local amenities, including Brookfield Farm Shopping Centre, excellent transport links, and highly regarded schools.

- Rare Opportunity To Acquire This Detached Home
- Exceptional Plot With Extension Potential (STPP)
- Two Double Bedrooms
- Sought-After Thomas Rochford Way Location
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor WC & First Floor Bathroom
- Large Rear Garden
- Two Allocated Parking Spaces





Front Door

Entrance Hall

Lounge Diner
15'2 x 13'4

Kitchen
10' x 6'9

W/C

First Floor Landing

Bedroom One
13'4 x 8'10

Bedroom Two
9'9 x 8'2

Bathroom
6'7 x 6'1

Outside

Allocated Parking Bay 1

Allocated Parking Bay 2

Rear Garden











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.

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Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**


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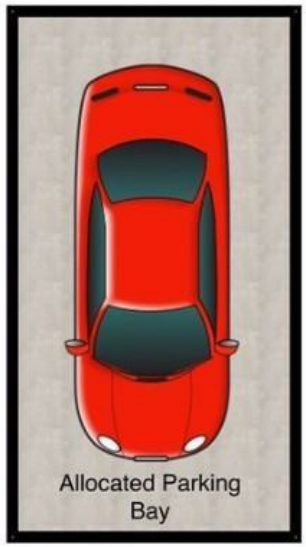
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