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Sycamore Close | West Cheshunt | EN7 6BF | Guide Price £700,000



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GUIDE PRICE £700,000 - £730,000 - Shepherds Estate Agents are delighted to present this beautifully extended and impeccably maintained four-bedroom family home, tucked away within a quiet cul-de-sac on the highly sought-after west side of Cheshunt.

The ground floor offers a welcoming entrance lobby, leading into a bright and spacious open-plan living and dining area with patio doors opening onto a beautifully landscaped west-facing garden, ideal for entertaining and outdoor living. A stylish contemporary kitchen/breakfast room, ground-floor WC and partly converted garage, currently arranged as a home gym, provide excellent versatility for modern family life. Upstairs, the property boasts four generously sized bedrooms, including an impressive principal suite featuring a dressing area and luxurious en-suite with steam shower. A modern family bathroom serves the remaining bedrooms. Conveniently positioned close to Brookfield Farm Shopping Centre, highly regarded local schools and excellent transport links, this exceptional home combines comfort, style and practicality in a prime residential location.

- Extended Four-Bedroom Family Home
- Quiet West Cheshunt Cul-De-Sac
- Open-Plan Living/Dining Room
- Landscaped West-Facing Garden
- Principal Suite With Dressing Area & En-Suite
- Modern Kitchen/Breakfast Room
- Part-Converted Garage/Home Gym
- Ground-Floor WC
- Close To Schools & Transport Links



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Front Door

Entrance Lobby

W/C

Living Room

max 24'5 x 15'7 (including dining room)

Dining Room

max 24'5 x 15'7 (including living room)

Kitchen / Breakfast Room

22'11 x 8'7

First Floor Landing

Principle Bedroom Suite

17'9 x 16'10

Dressing Area

En Suite

9'10 x 6'7

Bedroom Two

12'7 x 8'11

Bedroom Three

9'3 x 9'

Bedroom Four

9'6 x 6'5

Bathroom

6'4 x 6'

Front Driveay

Covered Garage Porch

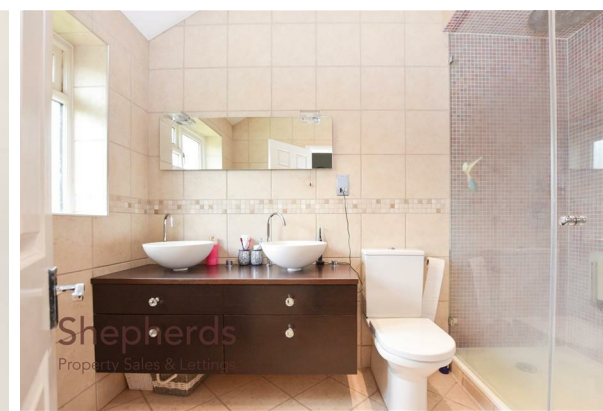
Garage / Gymnasium

17'4 x 9'2

West Facing Rear Garden



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

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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)

