



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

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





Shepherds
Property Sales & Lettings

Haddestoke Gate | Cheshunt | EN8 0XJ

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



Front Door	Bedroom Two
Entrance Hall	9'9 x 8'2
Lounge Diner	Bathroom
15'2 x 13'4	6'7 x 6'1
Kitchen	Outside
10' x 6'9	Allocated Parking Bay 1
W/C	Allocated Parking Bay 2
First Floor Landing	Rear Garden
Bedroom One	
13'4 x 8'10	



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.

 2  1  1  C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Haddestoke Gate, Cheshunt, Hertfordshire

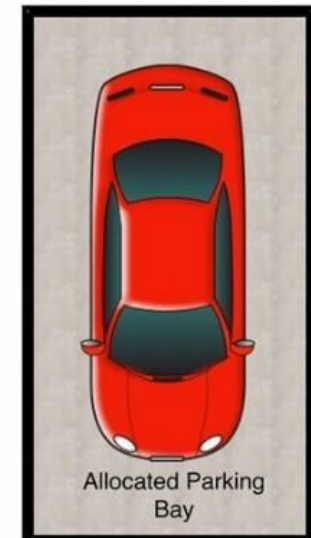
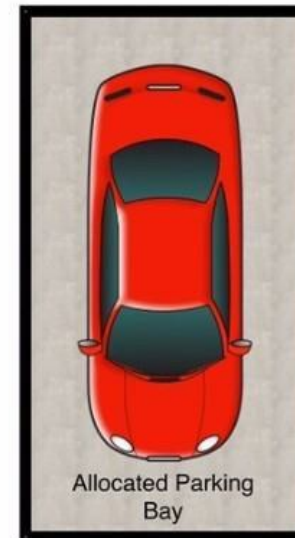


Shepherds
Property Sales & Lettings

www.shepherdsestates.co.uk



This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents.





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

