

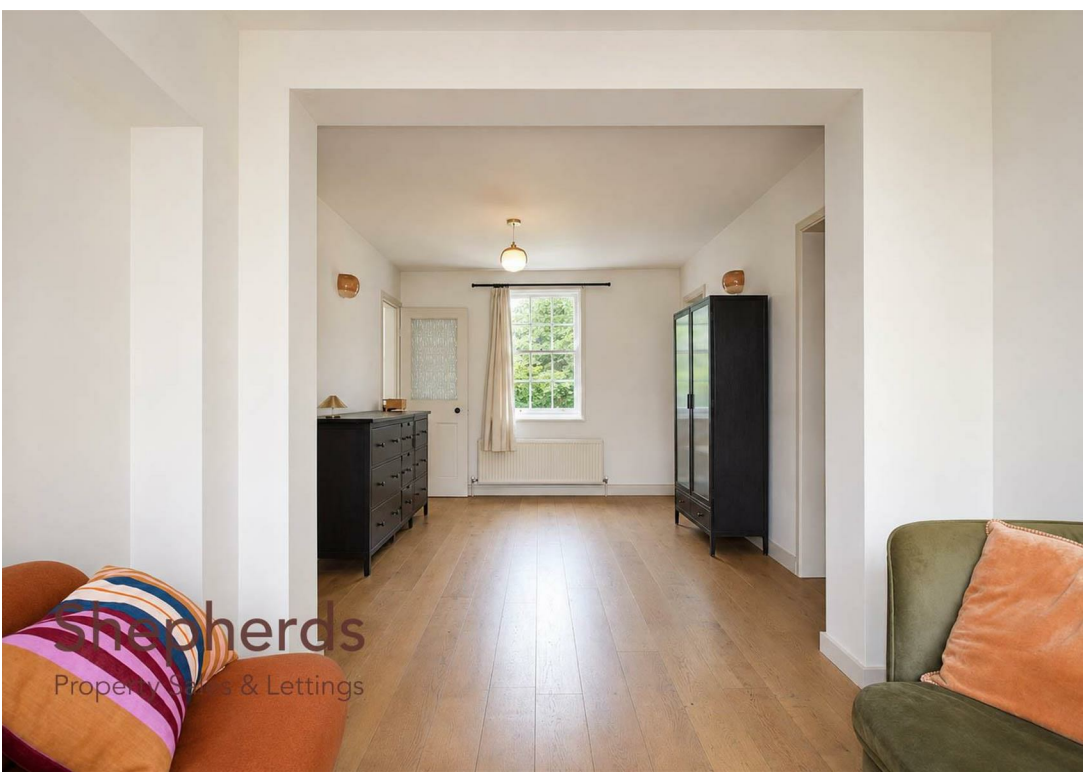


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Churchfield Path | Cheshunt | EN8 9EG | £775,000



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Shepherds Estate Agents are delighted to present this truly exceptional home, occupying a wonderful and unique plot while offering generous and versatile accommodation throughout. Further highlights include a guest suite, cellar storage and a substantial workshop/home office. The property also benefits from further approved planning permission for a proposed extension under reference 07/24/0349/HF.

The ground floor is thoughtfully arranged to provide multiple reception areas, including a bright living room, family room, separate dining room, and a charming breakfast room adjoining the spacious fitted kitchen. A standout feature of the property is the recently constructed luxury guest suite, complete with its own bedroom suite, kitchen, en-suite shower room, and relaxation room, offering excellent flexibility for extended family, guests, or independent living. Upstairs, the main residence benefits from three well-proportioned bedrooms and a generous family bath/shower room. The property also includes a useful cellar, providing additional storage space.

Externally, the home continues to impress with a substantial rear garden extending to over 100ft in length, a detached brick-built garden store, and a substantial workshop/home office, perfectly suited for business use, hobbies, or studio space. There is also excellent scope for further extension, subject to the necessary permissions. Situated in a sought-after area of Cheshunt, the property enjoys convenient access to local amenities, reputable schools, transport links, and green open spaces, making it an ideal choice for growing families and commuters alike.

- Exceptional & Versatile Home
  - Stunning Kitchen & Breakfast Space
  - Planning Permission Granted - 07/24/0349/HF
- Luxury Guest Suite
  - Generous Double Bedrooms
  - Useful Detached Workshop / Home Office
- Multiple Reception Rooms
  - Spacious Cellar Storage
  - Circa 100ft In Length Mature Rear Garden



|                                    |                                        |
|------------------------------------|----------------------------------------|
| Entrance Porch                     | W/C                                    |
| Lobby                              | C/D (Cupboard)                         |
| Family Room<br>13'2 x 10'2         | External Access                        |
| Dining Room<br>10'2 x 7'2          | Cellar Access                          |
| Kitchen<br>18' x 9'9 (max)         | Cellar<br>13'9 x 12'9 (max)            |
| Breakfast Room<br>13'8 x 7'5       | First Floor Landing                    |
| Shower Room                        | Bedroom One<br>13'5 x 10'5             |
| Living Room<br>13'4 x 10'4         | Bedroom Two<br>13'5 x 10'5             |
| Office<br>9'7 x 6'7                | Bedroom Three<br>21'4 x 6'7            |
| Guest Suite                        | Bath / Shower Room<br>12'11 x 7'4      |
| Guest Bedroom Suite<br>15'7 x 14'3 | Outside                                |
| Guest Kitchen<br>8'8 x 6'11        | Off Street Parking                     |
| Guest En Suite<br>9'7 x 4'10       | Circa 100ft Plus In Length Rear Garden |
| S/R (Shower)                       | Brick Built Store<br>6'9 x 6'9         |
|                                    | Workshop / Home Office<br>21'5 x 9'4   |

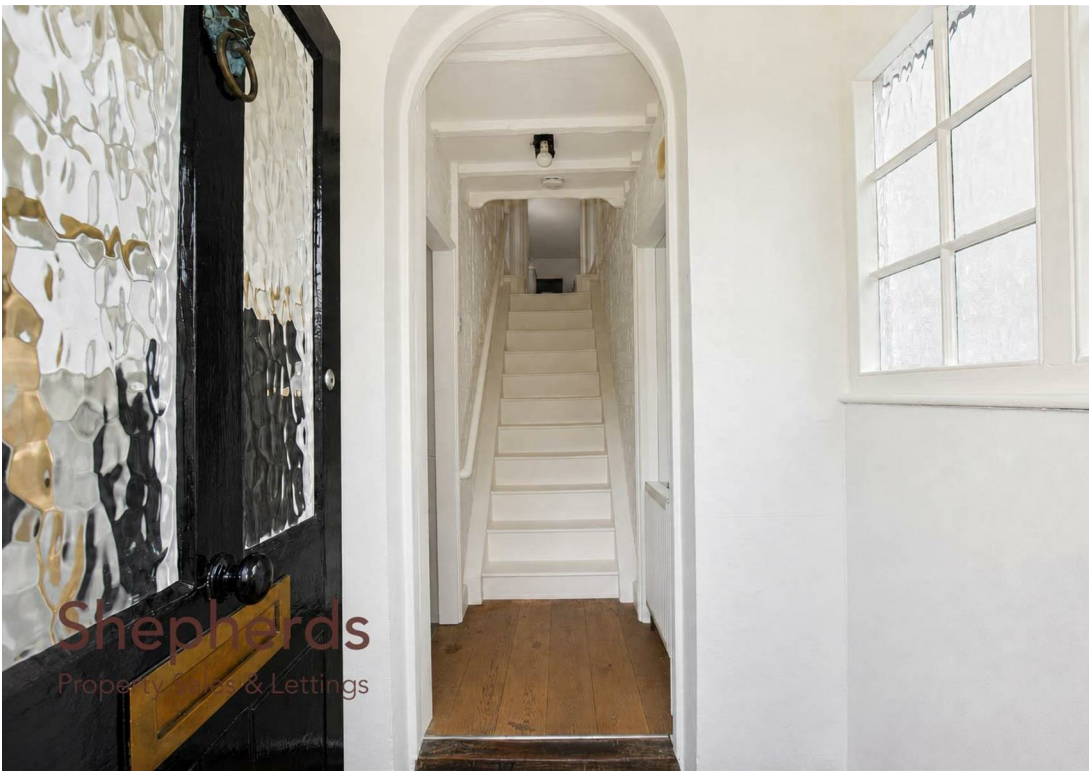


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Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: F

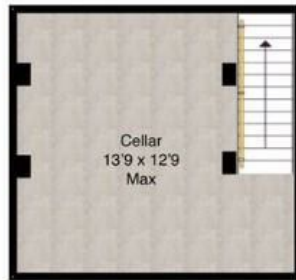


# Churchfield Path, Cheshunt, Hertfordshire



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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)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

