



**Shepherds**

Property Sales & Lettings

Rowlands Close | Cheshunt | EN8 9NW | £450,000



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A photograph of a modern kitchen and dining area. On the left is a white door. In the center is a kitchen island with a black countertop and white base, featuring a washing machine underneath and two patterned bar stools. The background shows a dining table with a white tablecloth and grey chairs, a chandelier, and a large mirror. The ceiling has recessed lighting and a track of spotlights.

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Shepherds Estate Agents are delighted to offer to the market this extended three bedroom family home, ideally situated just a stone's throw away from "The Old Pond". Offering spacious and versatile accommodation throughout, this property is perfect for growing families seeking a comfortable home in a convenient location. The extended ground floor comprises an entrance lobby, a bright and welcoming living room, a generous kitchen diner ideal for family meals and entertaining, a separate breakfast area, and a shower room. To the first floor, the property benefits from three well proportioned bedrooms, providing ample space for family living, along with a four piece family bathroom suite. Externally, the home offers a front garden, a private rear garden complete with a covered seating area, perfect for relaxing or entertaining guests throughout the year, and a garage providing additional storage or parking options. The property is well located within easy reach of a range of local amenities, including schools, shops, transport links, and everyday conveniences, making it an excellent choice for families and commuters alike.

- Three Bedroom Family Home
- Breakfast Area
- Garage To Rear
- Extended Ground Floor
- Ground Floor Shower Room
- Front and Rear Garden
- Spacious Kitchen Diner
- Covered Seating Area
- Sought-After Location



Front Door	Bedroom Two
Entrance Hall	11'9 x 8'8
Living Room	Bedroom Three
18'2 x 14'11	8'7 x 6'7
Kitchen Diner	Bathroom
20'8 x 14'11	10'5 x 5'2
Breakfast Area	External
Shower Room	Front Garden
First Floor Landing	Rear Garden
Bedroom One	Covered Seating Area
13'10 x 9'11	Garage
	16'5 x 8'6



**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  
**Tax Band:** D



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# Rowlands Close, Cheshunt, EN8



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)

