

# Lanes

ESTATE AGENTS

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## 13 Brookfield Gardens, Cheshunt, Waltham Cross, EN8 0QB

**£339,995**

Lanes are pleased to present this TWO BEDROOM, GROUND FLOOR Garden Flat situated in a sought-after location in Cheshunt. The property is a short distance to the popular BROOKFIELD SHOPPING CENTRE as well as being close to all other local amenities and travel links such as bus routes, Cheshunt Train Station, the A10 and M25 road networks.

The property benefits from NEUTRAL DECOR THROUGHOUT, DRIVEWAY PARKING for one car, PRIVATE REAR GARDEN, SPACIOUS OPEN PLAN kitchen/diner, SPACIOUS PRIMARY BEDROOM, single second bedroom, gas central heating, double glazing, numerous built in storage facilities, three-piece bathroom, and much more!



Door To:

Hallway

Bedroom One

11'2 x 9'8 to fitted wardrobes (3.40m x 2.95m to fitted wardrobes)

Bathroom

Lounge/Kitchen

23'6 x 9'10 narrowing to 9'6 (7.16m x 3.00m narrowing to 2.90m)

Bedroom Two

8'10 x 6'11 to fitted wardrobe (2.69m x 2.11m to fitted wardrobe)

Rear Garden

Reference

CH6436/PL/PL/PL/29022024 - Cheshunt estate agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and the guarantee, also does not guarantee an emissions rate or green. Made with Metropack i2024

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

