

Lanes

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6 Broomer Place, Cheshunt, EN8 9ER

£1,350,000

Lanes are pleased to offer this substantial FIVE bedroom detached family home situated within an exclusive gated development in West Cheshunt. The property offers very spacious rooms with Lounge, Dining room, kitchen/breakfast room, sitting room/office, ground floor cloakroom, utility room, two ensuites and a family bathroom. The property has a wrap around garden with a double detached garage and parking for many cars.

The property is ideal if you want to be tucked away but still within easy access to shops, schools and the road and rail networks.

Call now to view!



Door To:
Entrance Hallway
Ground Floor Cloakroom
Lounge
 21'0 x 12'0 (6.40m x 3.66m)
Dining Room
 15'0 x 12'0 (4.57m x 3.66m)
Sitting Room/Office
 12'0 x 12'0 (3.66m x 3.66m)
Kitchen/Breakfast Room
 20'0 x 12'0 narrowing to 9'0 (6.10m x 3.66m narrowing to 2.74m)

Utility Room
First Floor Landing
Bedroom
 13'0 x 12'0 to fitted wardrobe (3.96m x 3.66m to fitted wardrobe)
Ensuite Bathroom
Bedroom
 11'10 x 11'10 (3.61m x 3.61m)
Ensuite Shower Room
Bedroom
 12'0 x 10'0 (3.66m x 3.05m)

Bedroom
 10'11 x 12'0 (3.33m x 3.66m)
Bedroom
 12'0 x 8'0 (3.66m x 2.44m)
Family Bathroom
Front Exterior
 Gated entrance leading to block paved area for parking, double garage and side access.
Rear Exterior
 Laid lawn and shrub borders.

Reference
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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		71	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 2704 sq ft. (251.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made and dated on 12/2/24

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.

