

# Lanes

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## Damson Tree House Appleby Street, Cheshunt, EN7 6QZ

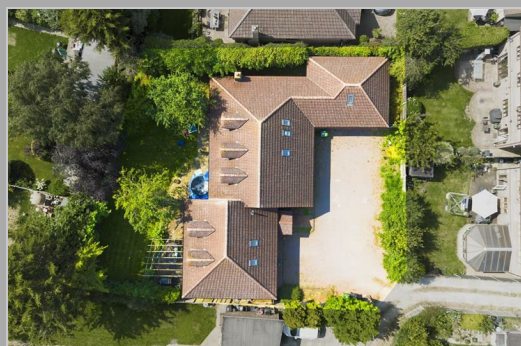
**£1,050,000**

Nestled on the charming Appleby Street in Cheshunt, this detached home offers a luxurious and spacious living experience. Boasting 3 reception rooms and 5 bedrooms, including 3 en-suites, this property is perfect for those seeking comfort and style.

Spread across roughly 3600 square feet, this home features a well-appointed kitchen/diner with a utility room, ideal for hosting gatherings or simply enjoying family meals. The south-facing garden adds a touch of tranquility, perfect for relaxing on sunny afternoons.

One of the highlights of this property is the ample parking, along with a double garage, all secured behind a gated entrance for added privacy and security. The versatility of this home is truly remarkable, with two ground floor bedrooms that can easily be transformed into a home office, cinema room, gym, or even accommodation for relatives.

Conveniently located just a 10-minute drive from Cuffley train station, commuting to London is a breeze with direct links, making this property an ideal choice for those who value both comfort and accessibility. Don't miss out on the opportunity to make this stunning property your new home!



#### Driveway

#### Entrance Hall

Welcoming entrance hall with doors leading to all rooms

#### Kitchen

27' (narrowing to 18') x 14' (narrowing to 9') (8.23m (narrowing to 5.49m) x 4.27m (narrowing to 2)) Eye and base level units with worksurfaces throughout, kitchen island with electric hob and extractor hood above. Additional storage and integrated microwave in island also. Fitted oven next to space for tall fridge/freezer. Sink with mixer tap and integrated dishwasher. Space for dining table and doors leading to Reception Two, Rear Garden and Utility Room.

#### Utility Room

Eye and base level units with sink and mixer tap, space for washing machine and tumble dryer, window to rear aspect plus door to side access.

#### Reception One

22' x 14' (6.71m x 4.27m)

Currently used as Lounge, window to rear aspect and doors leading to Rear Garden.

#### Reception Two

17' x 14' (5.18m x 4.27m)

Currently used as additional Lounge/Snug, window to rear aspect and doors leading to Rear Garden.

#### Reception Three

16' x 12' (4.88m x 3.66m)

Currently used as Dining Room with doors leading to Rear Garden.

#### Downstairs WC

#### Bedroom Three

16' x 11' (4.88m x 3.35m)

Ground floor Bedroom with windows to front aspect and door leading to En-Suite.

#### Bedroom Four

15' x 13' (4.57m x 3.96m)

Ground floor Bedroom with window to side aspect and door to En-Suite.

#### En-Suite to Bedroom Three and Four

Shower Cubicle, Closed Couple WC and Bidet.

#### First Floor Landing

Window to rear aspect and doors leading to rooms

#### Bedroom One

22' (narrowing to 12') x 18' (narrowing to 15') (6.71m (narrowing to 3.66m) x 5.49m (narrowing to 4)) Window to rear and side aspects, door leading to En-Suite.

#### En-Suite to Bedroom One

Three Piece Suite, Closed Couple WC and Bidet.

#### Bedroom Two

Window to rear aspect and door leading En-Suite and Dressing Room.

#### En-Suite to Bedroom Two

Three Piece Suite, Closed Couple WC and Bidet. Door to Dressing Room.

#### Dressing Room

11' x 10' (3.35m x 3.05m)

#### Bedroom Five

13' x 10' (3.96m x 3.05m)

Window to side aspect.

#### Garage

23' x 19' (7.01m x 5.79m)

Double Garage with loft space above for plenty of storage. Windows to rear aspect and doors to Rear Garden.

#### Rear Garden

South Facing Garden with decking area leading to lawn. Side access also.

GROUND FLOOR  
2416 sq.ft. (224.4 sq.m.) approx.

1ST FLOOR  
1343 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA : 3758 sq.ft. (349.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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.  
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#### 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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: [ch@lanesproperty.co.uk](mailto:ch@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

