



**Broomer Place
Cheshunt**



**£1,275,000
Freehold**

Discover the epitome of luxury living in this immaculate, five-bedroom detached family home that has been completely refurbished to an exceptionally high standard. Nestled within the prestigious Churchgate Conservation Area, this residence stands proudly behind its own gated driveway in a private gated road, offering an exclusive and secure environment.

- **IMMACULATE REFURBISHED DETACHED FAMILY HOME**
- **FIVE BEDROOMS**
- **THREE RECEPTION ROOMS (ONE COULD BE USED AS 6TH GROUND FLOOR BEDROOM)**
- **MESH WI-FI SYSTEM THROUGHOUT**
- **EXCELLENT LOCAL SCHOOLS**
- **IN CHURCHGATE CONSERVATION AREA SET BEHIND GATED DRIVEWAY**
- **THREE BATHROOMS**
- **UNDERFLOOR HEATING TO GROUND FLOOR**
- **NEW DOUBLE GLAZING, ELECTRICS & GAS BOILER**
- **CHAIN FREE**

KEY FEATURES:

Bedrooms: 5
 Bathrooms: 3
 Reception Rooms: 3

PROPERTY HIGHLIGHTS:

Completely Refurbished: No detail has been spared in the renovation of this home, ensuring it meets the highest standards of modern living.
 Underfloor Heating (Ground Floor): Experience warmth and comfort throughout the ground floor, adding a touch of luxury to your daily life.
 New Double Glazing: Enjoy energy efficiency and a tranquil atmosphere with brand new aluminium double-glazed windows.
 Updated Electrics: The property boasts a modernised electrical system to meet the demands of contemporary living.
 Efficient Gas Boiler: Stay warm and environmentally conscious with a newly installed, high-efficiency gas boiler.
 Contemporary Flooring: Revel in the stylish ambiance created by the carefully chosen new flooring throughout the home.
 Mesh Wi-Fi System: Benefit from seamless connectivity with a state-of-the-art mesh Wi-Fi system that blankets the entire property.

LOCATION

Situated in the highly sought-after Churchgate Conservation Area, this residence offers a harmonious blend of tranquility and convenience. The private gated road enhances security and privacy, making it an ideal haven for families seeking exclusivity.

Entrance

Hallway
 20'6 x 12'4

Cloakroom

Study/Bedroom
 12'6 x 12'2

Lounge
 21'10 x 12'1

Dining Room
 15'7 x 12'1

Fitted Kitchen

21'5 x 12'6

Utility Room

First Floor Accommodation

Galleried Landing

Bedroom 1
 15'7 x 12'1

En-Suite Shower Room

Bedroom 2
 12'1 x 11'11

En Suite Shower Room

Bedroom 3
 13' x 12'1

Bedroom 4
 12'6 x 12'2

Bedroom 5
 12'1 x 8'5

Family Bathroom

Exterior

Detached Garage
 17'2 x 16'8
 Storage area.

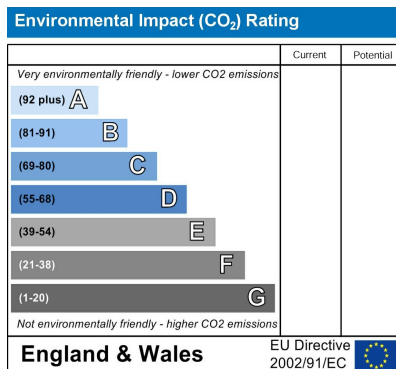
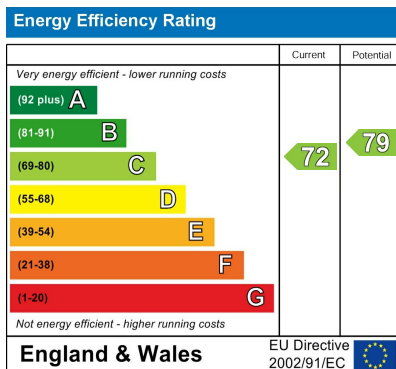
Own Driveway

Gardens

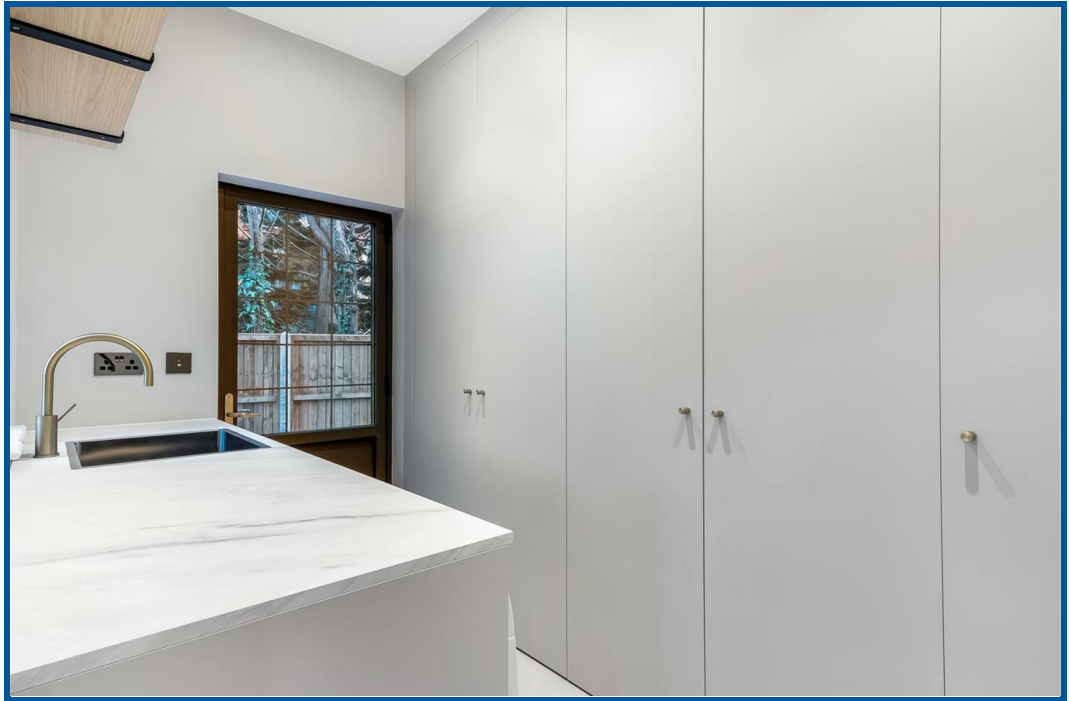
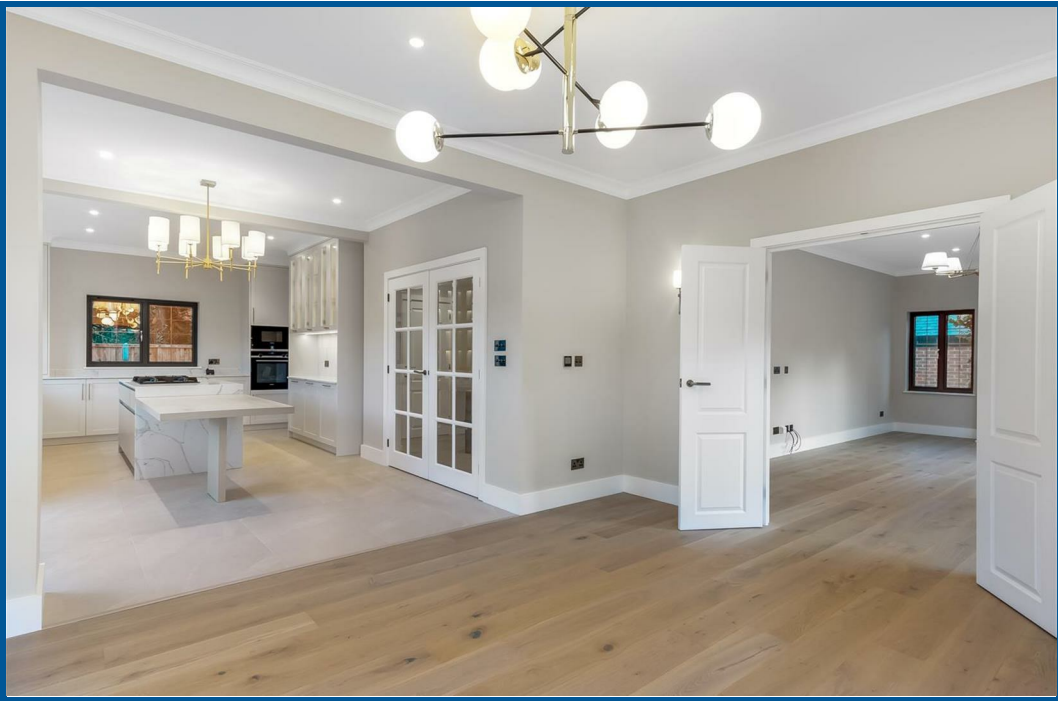
Council Tax Band G

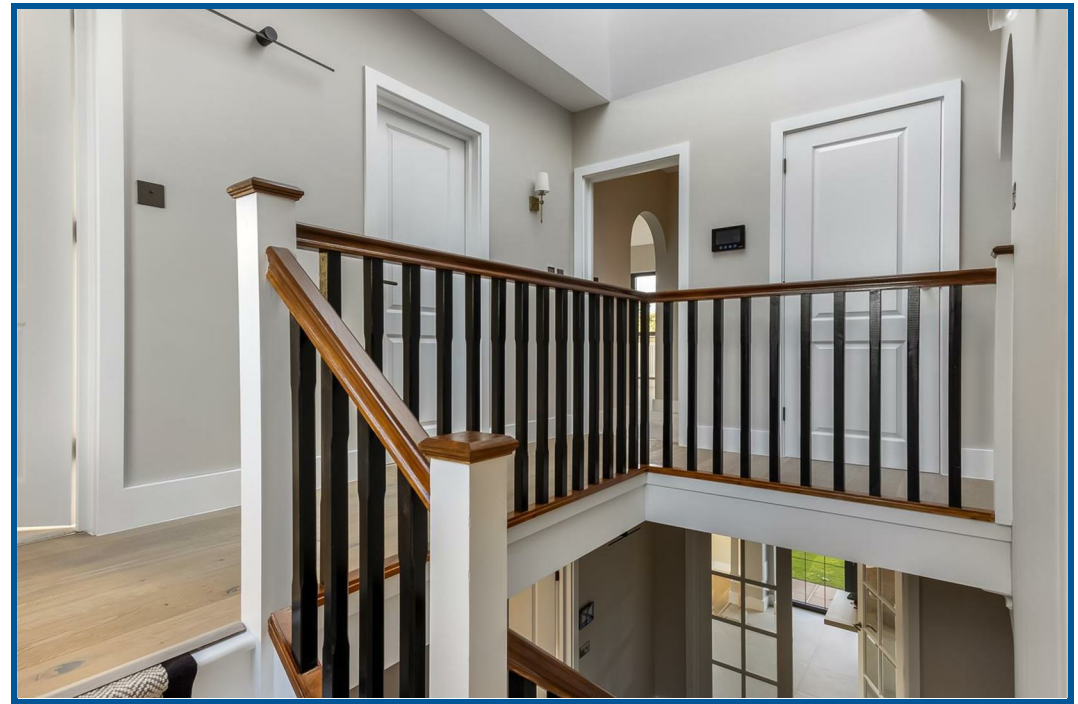
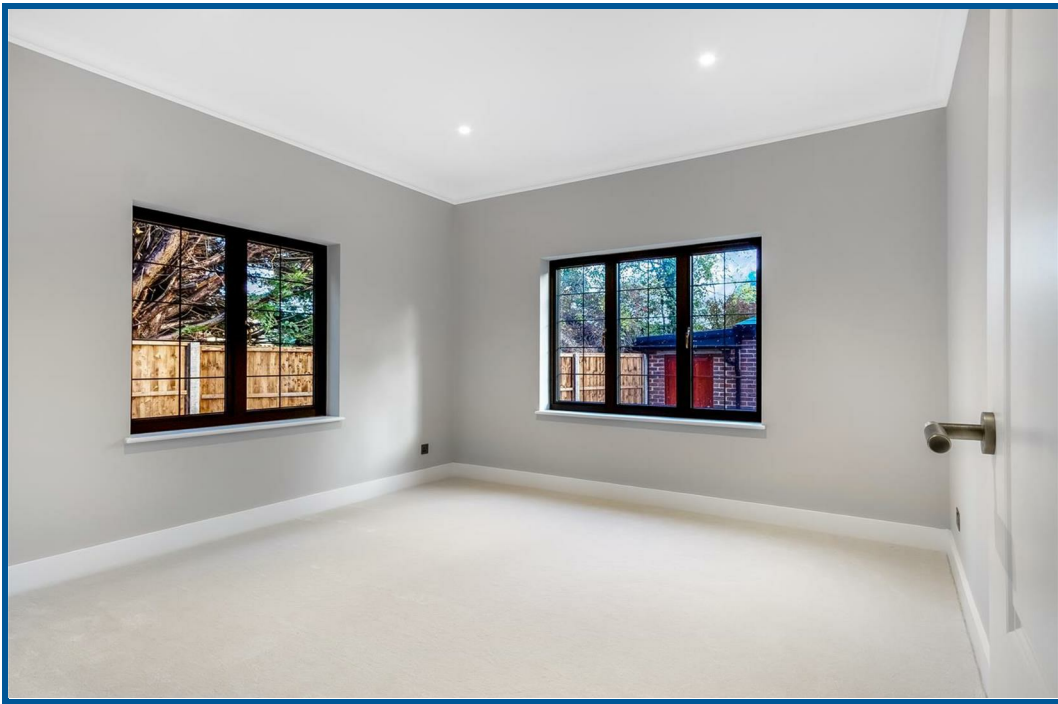
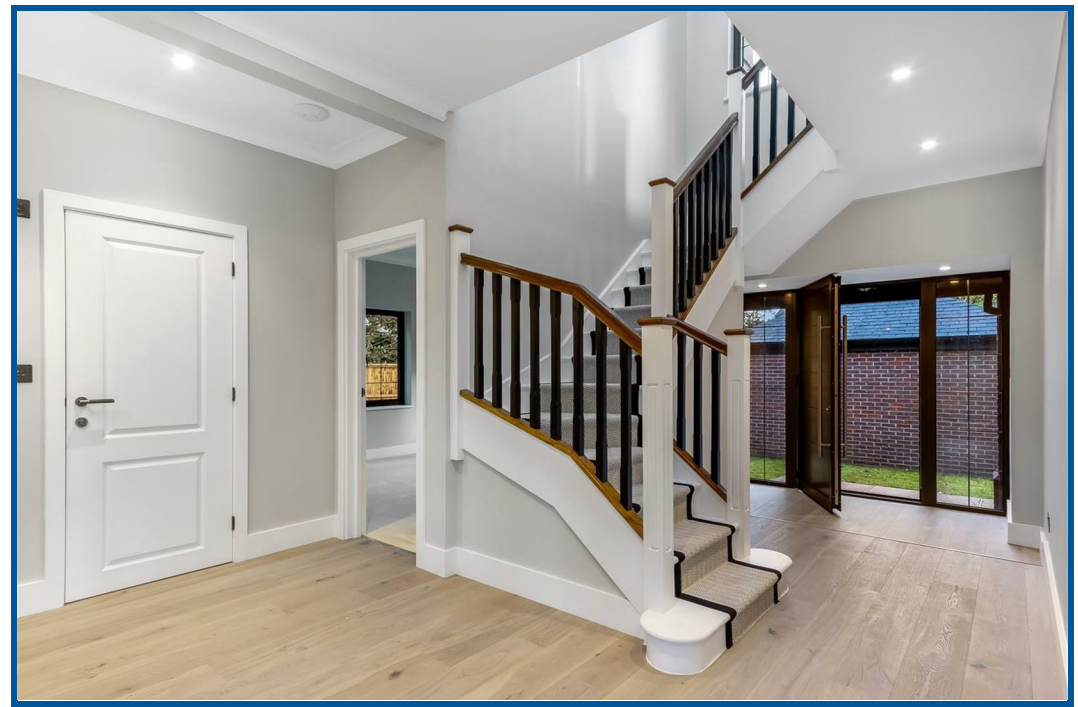
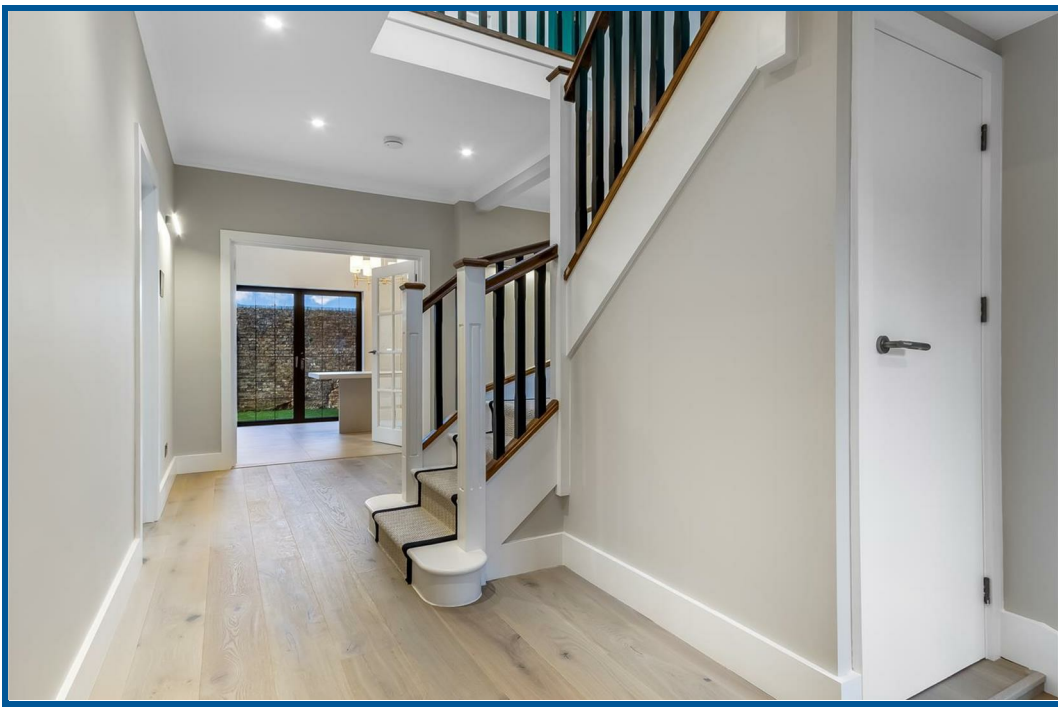
Disclaimer

All internal room measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only & may show items that are not for sale or included in the sale of the property.









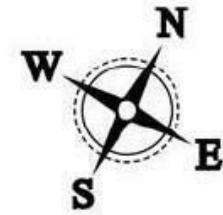
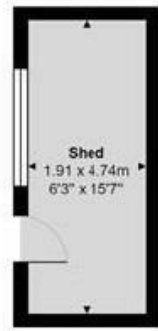




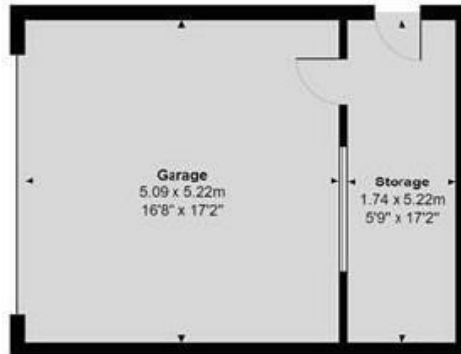








Ground Floor
Area: 109.4 m² ... 1177 ft²



First Floor
Area: 107.5 m² ... 1157 ft²

Total Area: 262.4 m² ... 2824 ft²

All measurements are approximate and for display purposes only