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A Gated Property Within A Prestigious Development

Triple Garage With Annexe Over

Breathtaking Countryside Views

Five Spacious Double Bedrooms With Five Luxury Bathrooms

Detached Gym/Fitness Studio

An exceptional Property



2 Lichen House Hammondstreet Road
West Cheshunt, EN7 6PQ

Fixed £3,000,000

Key Property Features & Specification

Full garden irrigation system serving lawns, borders and pots
 Control4 smart home system managing lighting, security, gates, intercom and televisions
 MVHR ventilation system filtering indoor air and redistributing heat
 Integrated surround sound system in the living room and kitchen
 Data cabling throughout, connected to a dedicated communications cupboard
 Integrated air-conditioning system in all bedrooms and the kitchen/dining room (also usable for heating and controllable via app)
 Wet underfloor heating across the ground and first floors (radiators on the top floor)

Kitchen & Utility Specification
 Sub-Zero refrigeration system
 Four Gaggenau ovens and two warming drawers
 Bora Professional hobs including teppanyaki with downdraft extraction in the island
 Miele vacuum drawer
 Two Miele dishwashers
 Quooker tap providing boiling, chilled and sparkling water
 Champagne trough integrated into the island
 Fisher & Paykel fridge drawer in the bar unit
 Fully fitted walk-in pantry

Additional Buildings & Amenities
 Remote-controlled garage doors with fob access
 Self-contained annexe above the garage, including: Kitchen with combi oven, hob, extractor, dishwasher and fridge with ice box
 Private shower room with WC and basin

Leisure & Outdoor Features
 Air-conditioned gym
 Outdoor kitchen with external power sockets
 Direct footpath access to Broxbourne Woods just outside the front gates

Approximate Gross Internal Area 4986 sq ft - 463 sq m (Excluding Garage/Outbuilding)

Ground Floor Area 1994 sq ft – 185 sq m
 First Floor Area 1914 sq ft – 178 sq m
 Second Floor Area 1078 sq ft – 100 sq m
 Garage Ground Floor Area 621 sq ft – 58 sq m
 Garage First Floor 423 sq ft – 39 sq m
 Outbuilding Area 700 sq ft – 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

Lichen House, 2 Tanfield Farm Hammondstreet Road Cheshunt WALTHAM CROSS EN7 6PQ	Energy rating	Valid until:	13 February 2032
	B	Certificate number:	8632-8432-2000-0974-3292

Property type Detached house

Total floor area 420 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.