



Broadgreen Road, West Cheshunt

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Broadgreen Road, West Cheshunt EN7 6XF

This substantial five-bedroom detached residence offers circa 1900 sq ft of accommodation arranged over two floors.

The ground floor comprises hallway, three reception rooms, spacious kitchen/breakfast room, utility and guest cloakroom. On the first floor there are five bedrooms, two of which have en-suite facilities and a family bathroom. The rear garden is laid mainly to lawn and the frontage provides off street parking as well as allowing access to the double garage.

The property is conveniently located for commuting, there is a direct train service from Cheshunt to London Liverpool Street approximately 22 minutes. Cuffley and Potters Bar Stations are within easy reach. Road communications are also good with the A10 approximately 2 miles away, connection to Junction 25 of the M25 approximately 3 miles away, A1(M) and M11 are also within easy reach, offering excellent transport links to London and the North with easy access to major airports including Stansted, Luton and Heathrow.



















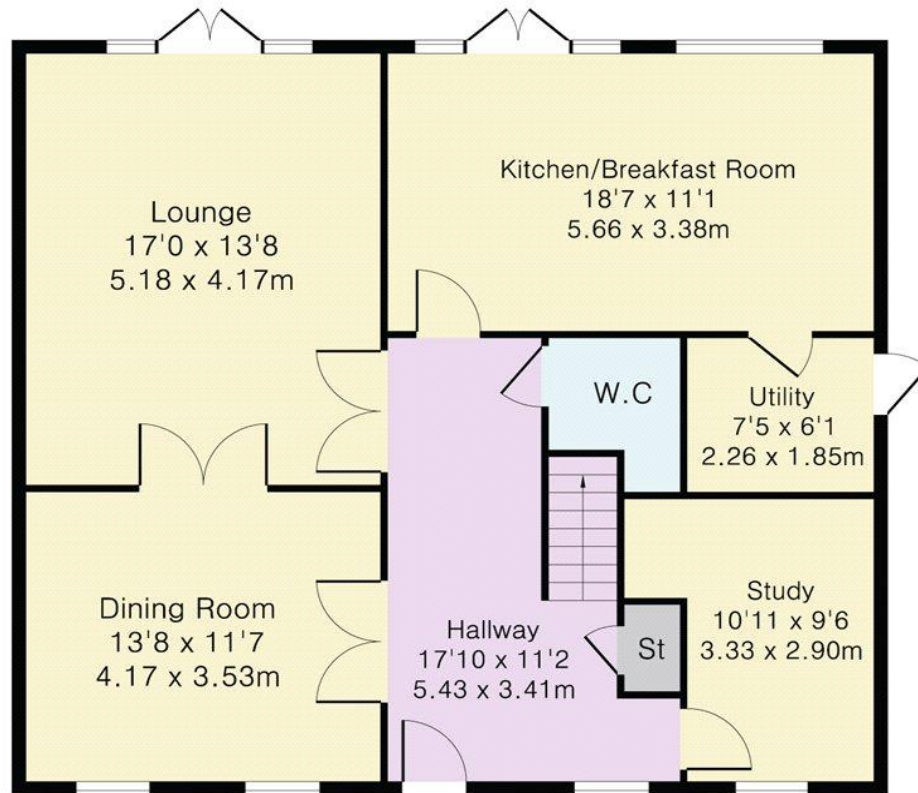


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

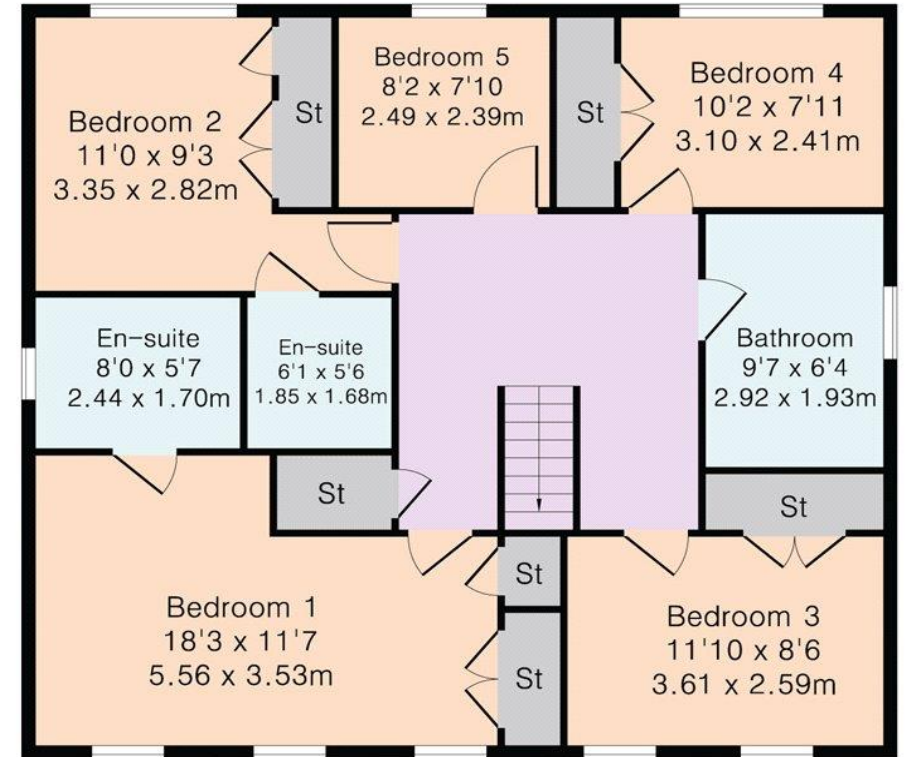
Local Authority:
 Broxbourne Borough Council
 Council Tax Band G
 Freehold

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Approximate Gross Internal Area 1899 sq ft – 176 sq m
 Ground Floor Area 950 sq ft – 88 sq m
 First Floor Area 949 sq ft – 88 sq m



Ground Floor



First Floor



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