



Estate Agents • Lettings • Land & New Homes



32 Laburnum Close, Cheshunt, EN8 8NB

£225,000

Lanes are pleased to present in our opinion this larger than average one bedroom ground floor purpose built flat situated off Crossbrook Street in Cheshunt. The property has many benefits to include kitchen/diner, double glazing, electric heating, communal parking, ample storage and is share of freehold with a lease of over 900 years remaining. Call now to view.



Inner Hallway

Engineered laminated wood flooring, airing cupboard, storage cupboard, entry phone system doors leading to lounge, bathroom and bedroom.

Lounge

15'5" x 13'8" (4.70m x 4.17m)
 Double glazed window and patio doors to front aspect, engineered laminated wood flooring, electric heater and opening leading to kitchen/diner.

Kitchen/Diner

16'0" x 6'9" (4.88m x 2.06m)
 Eye and base level units with wooden work top surfaces, butler sink with mixer tap, fitted oven, hob and extractor, space for fridge/freezer washing machine, part tiled walls and engineered laminated wood flooring.

Bedroom

12'4" x 10'9" (3.76m x 3.28m)
 Double glazed window to front aspect, engineered laminated wood floor and electric heater.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, low flush W.C, extractor fan, heated towel rail, tiled floor and part tiled walls.

Exterior

Parking and communal storage.

Reference

CH6086/AX/AX/AX/26112020

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		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	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the 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 measures, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metragen ©2020

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.

