

# Lanes

ESTATE AGENTS

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## 1. Palmers Way, Cheshunt, EN8 9HT

**£700,000**

Lanes are pleased to present this much improved FOUR/FIVE bedroom end of terrace family home situated in the Popular Roundmoor Estate near Cheshunt Station.

The House benefits from a ground floor shower room, study, lounge, kitchen/diner, four bedrooms and a first floor bathroom. The house has access to the Annexe through the ground floor hallway

The Annexe benefits from its own bedroom, lounge/kitchen and a shower room. It can be accessed via the house or the side access.

The property benefits from double glazing, gas central heating, off street parking and a rear garden,

Call now to view!



**Door To:**  
**Hallway**  
 Access to house and annexe

**Study/Utility Room**  
**Ground Floor Shower Room**

**Lounge**  
 15'7 x 11'3 to widest point (4.75m x 3.43m to widest point)

**Kitchen/Diner**  
 26'7 x 8'3 (8.10m x 2.51m)

**First Floor Landing**

**Bedroom**  
 13'6 x 10'1 (4.11m x 3.07m)

**Bedroom**  
 10'11x 10'1 (3.33mx 3.07m)

**Bedroom**  
 16'3 x 7'11 narrowing to 6'8 (4.95m x 2.41m narrowig to 2.03m)

**Bedroom**  
 13'10 x 8'0 (4.22m x 2.44m)

**Bathroom**

**ANNEXE**

**Hallway**

**Shower Room**

**Bedroom**  
 9'9 x 9'0 (2.97m x 2.74m)

**Lounge/Kitchen**  
 13'5 x 13'0 narrowing 9'8 (4.09m x 3.96m narrowing 2.95m)

**Front**

Paved for off street parking with side access to rear garden and back of annexe

**Rear**

Patio area, laid lawn and shrubs. Could easily section off a piece of the rear garden and then the annexe would have its own garden.

**Reference**

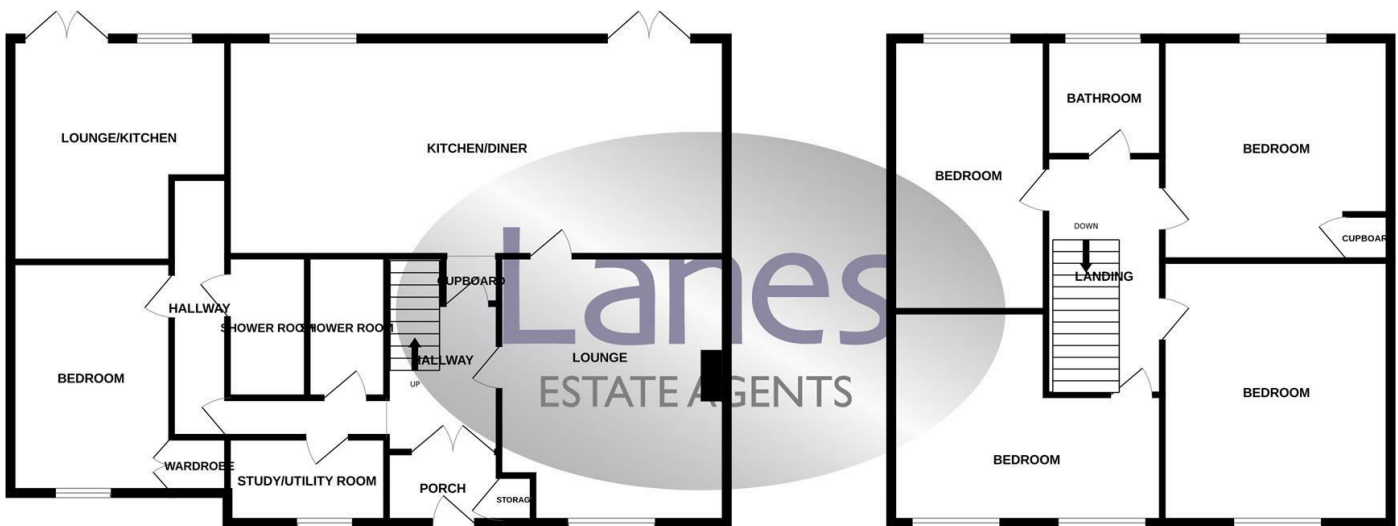
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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.

