

Lanes

ESTATE AGENTS

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9. Perram Close, Broxbourne, EN10 6AT

£299,995

Nestled in the charming area of Perram Close, Broxbourne, this delightful two bedroom ground floor maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly, ensuring that the space feels both open and functional. The maisonette boasts a well-appointed Wet room.

One of the standout features of this property is the private rear garden, a wonderful outdoor space where you can enjoy the fresh air, host summer barbecues, or simply unwind with a good book. Additionally, the property includes a garage en-bloc, providing secure parking and extra storage options.



Door to:

Lounge

15'10 x 13'9 narrowing to 10'5 (4.83m x 4.19m narrowing to 3.18m)

Kitchen

9'1 x 6'2 (2.77m x 1.88m)

Bedroom

9'8 x 14'11 (2.95m x 4.55m)

Bedroom

13'7 x 6'1 (4.14m x 1.85m)

Wet Room

Rear Garden

Garage En-bloc

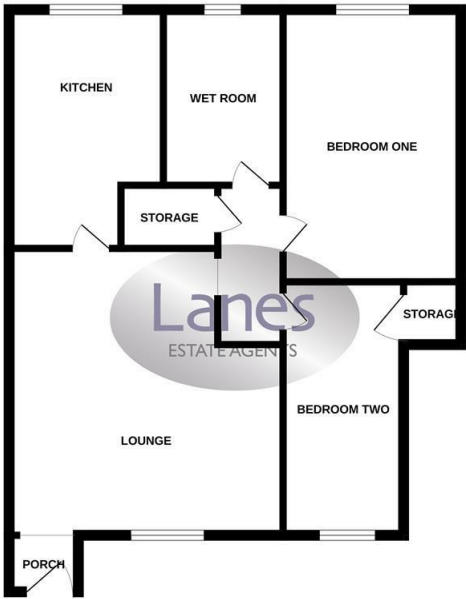
Reference

CH6529/EB/EB/EB/23122024 - Cheshunt Estate Agent

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



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee is given as to their condition or efficiency and the plan is given as is.

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.

