

Lanes

ESTATE AGENTS

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24 Littlebrook Gardens, Cheshunt, Waltham Cross, EN8 8QQ

Offers In Excess Of £795,000

Exceptional & Bespoke Five-Bedroom Family Home in a Prime, Secluded Location. This Stunning, Generously Proportioned Family Residence Offers a Rare Opportunity to own a truly Unique Property Nestled within a Peaceful, Sought-After Cul-De-Sac. Despite its tranquil setting, it provides Excellent access to a wide range of Local Amenities, Bus Routes, and the Over Ground Rail Station Connecting to Cambridge, Tottenham Hale—including the Victoria Line Underground—and Stratford's Westfield Shopping Centre. Commuters will appreciate the direct routes into London's City and Liverpool Street Stations.

Early Viewing is Highly Recommended to Fully Appreciate The Exceptional Quality and Features of This Home. The Property Boasts an Impressive Array of Bespoke Features and High-End Finishes, including:

Designed Kitchen Units with Integrated Appliances and Elegant Granite Worktops, Two Luxurious En-suites, plus a Family Bathroom & additional Shower Room on the First Floor, Stylish Granite-Style Tiling Throughout the Ground Floor, Bright, inviting Sun Lounge perfect for relaxing or entertaining, Beautifully Landscaped Gardens with Feature Lighting, Individual Brick-Built Wall Railings, Secure Double Gates Leading to Ample Parking, Complemented by an Additional Gate for Easy Access, External Bespoke Shutters, adding both Charm and Security



Door to

Hallway

Lounge

24'5 x 15'4 (7.44m x 4.67m)

Conservatory

17'1 x 14'1 (5.21m x 4.29m)

Kitchen

17'8 x 13'3 (5.38m x 4.04m)

Bedroom

13'8 x 12'3 (4.17m x 3.73m)

En-suite

Bedroom

14'1 x 13'3 (4.29m x 4.04m)

En-suite

Bedroom

10'11 x 10'4 (3.33m x 3.15m)

Bathroom

Utility Room

First Floor Landing

Bedroom

17'2 x 11'6 (5.23m x 3.51m)

Bedroom

16'10 x 12'8 (5.13m x 3.86m)

Bathroom

Garage

15'11 x 8'5 (4.85m x 2.57m)

Front Garden

Gated parking.

Rear Garden

Reference

CH6590/PL/01092025 - Cheshunt Estate Agents

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	73	81
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



First Floor

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.



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