



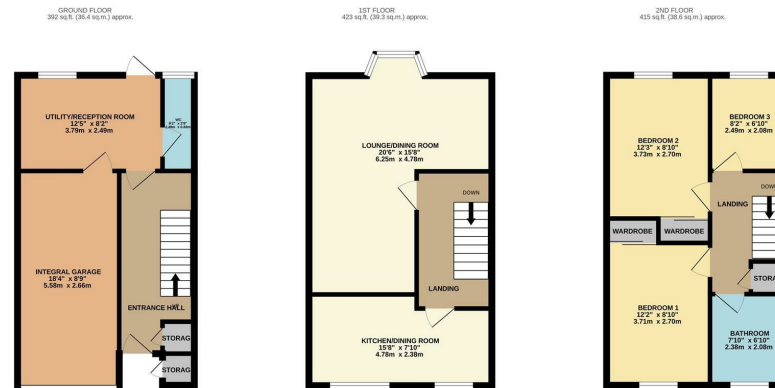
King Arthur Court, Waltham Cross, EN8 8EH  
£485,000

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# King Arthur Court, Waltham Cross, EN8 8EH

A spacious three bedroom townhouse situated in a quiet cul de sac, ideally located within walking distance of both Cheshunt and Theobalds Grove Train Stations. The ground floor comprises a utility/reception room, downstairs w/c and access to the integral garage. The first floor offers an open plan lounge dining room with fantastic views to the fields at the rear of the property, and a well presented kitchen. On the second floor is the three bedrooms (two of which come with built in wardrobes with sliding doors), a family bathroom and additional storage space.

To the rear of the property is an immaculate garden with patio area. The front aspect offers a garage and driveway parking for two cars with additional parking available for guests. King Arthur Court is located in the heart of Cheshunt and is walking distance to two mainline train stations, as well as offering easy access to both the A10 and M25.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **75**  
 Potential Energy Rating: **88**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.