



Beeston Drive, EN8 0QS  
Waltham Cross





kings  
GROUP

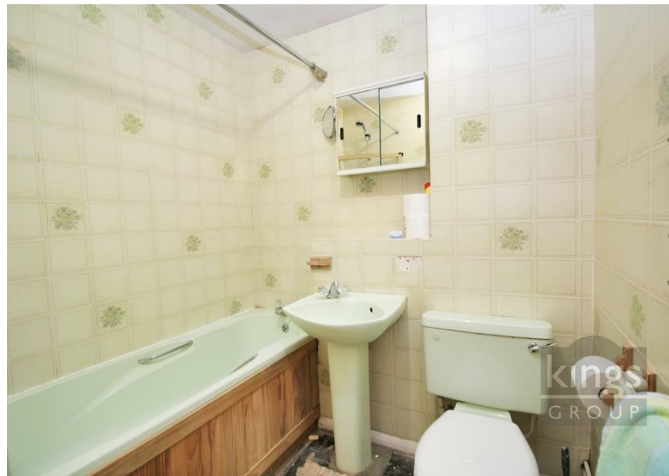
## Beeston Drive, EN8 0QS

Kings Group Cheshunt are pleased to bring to the market this CHAIN FREE TWO BEDROOM GROUND FLOOR MAISONETTE.

The property is located in a quiet Cul-De-Sac in West Cheshunt, EN8 within easy reach of the Brookfield Farm Shopping Centre with its array of shops including Tescos, Next and Marks and Spencers. This ideal home for a small family falls within the catchment areas of some of Cheshunt's most sought after schools including Brookland Primary and Millbrook Primary and would make an ideal first time purchase. The accommodation comprises lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from having an approximate 40ft low maintenance rear garden and allocated parking. Service Charge: TBC

Internal viewing is recommended - call us on 01992 635 735 to arrange an appointment.

£280,000



- **\* CHAIN FREE \***
- **GAS CENTRAL HEATING**
- **APPROX 40 FOOT REAR GARDEN**
- **OPEN PLAN LOUNGE/ KITCHEN**
- **ALLOCATED PARKING SPACE**

- **OWN FRONT DOOR**
- **DOUBLE GLAZED WINDOWS**
- **BRAND NEW LEASE ON COMPLETION**
- **CLOSE PROXIMITY TO BROOKFIELD SHOPPING CENTER**
- **IN NEED OF MODERNISATION**





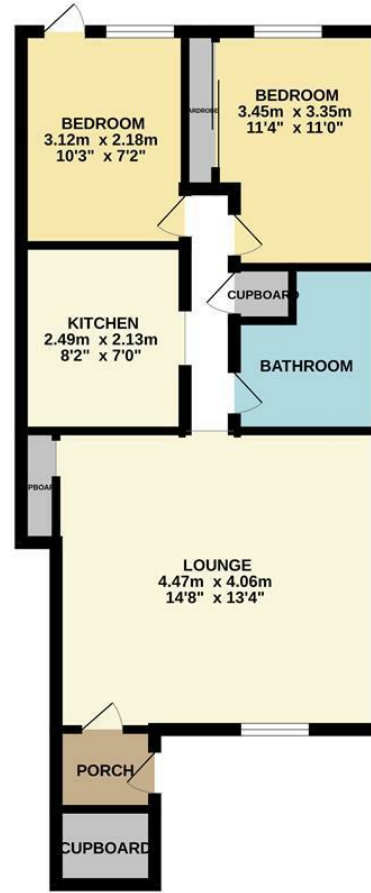




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
46.9 sq.m. (505 sq.ft.) approx.



TOTAL FLOOR AREA : 46.9 sq.m. (505 sq.ft.) approx.

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.  
Made with MetroPix ©2023

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

9 Lynton Parade, Turners Hill, Cheshunt,  
Hertfordshire, EN8 8LF

T: 01992 635735

E:

www.kings-group.net

